

# *The Book of* Duplexes

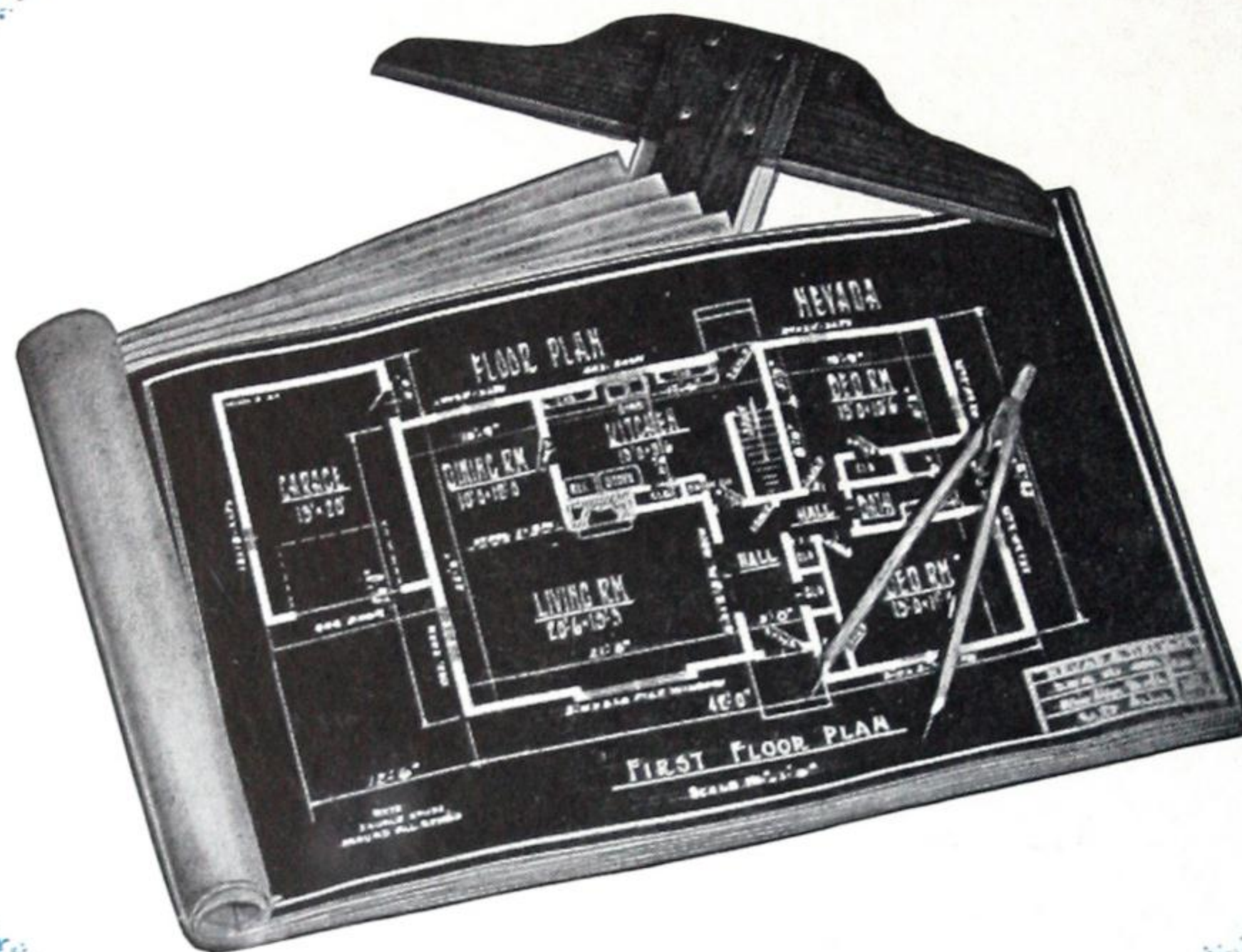


THIRD EDITION



# BLUEPRINTS

## AND SPECIFICATIONS



**COMPLETE** working Blueprints and detailed Specifications for each home in this book are available for immediate shipment. Our plans are accurately drawn to eliminate costly extras in home building. You will avoid disappointments and unseen extra expenses by using our complete Blueprints and Specifications. In addition, you get a better home because all the common structural errors have been removed. Our plans have been proven by actual use in virtually every section of the country.

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**INCOME HOMES GIVE LIFETIME SECURITY**



20<sup>th</sup>  
OK

*The Book of*

# DUPLEXES

THIRD EDITION REVISED

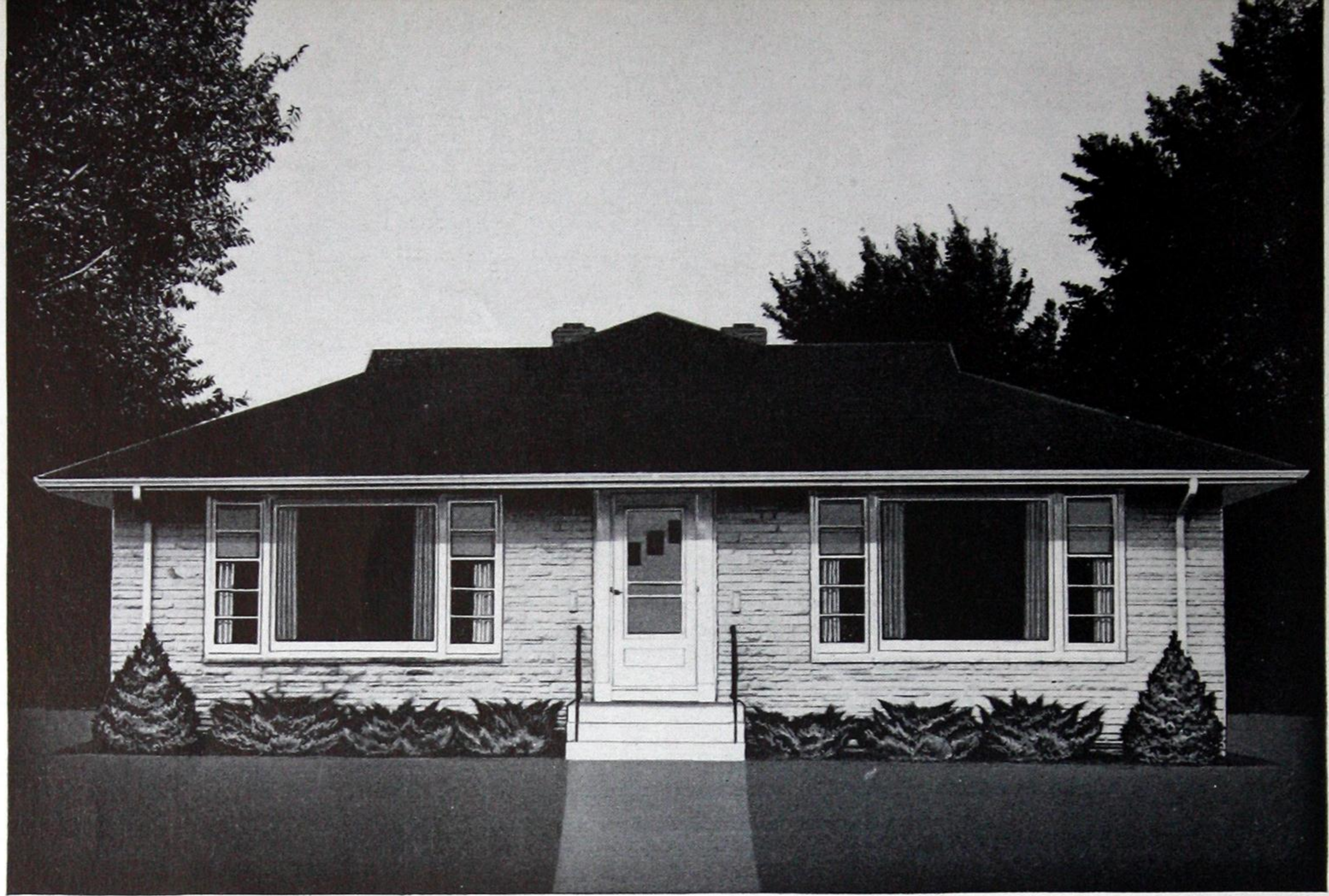


23 EXPERTLY PLANNED AND  
ATTRACTIVE DUPLEXES



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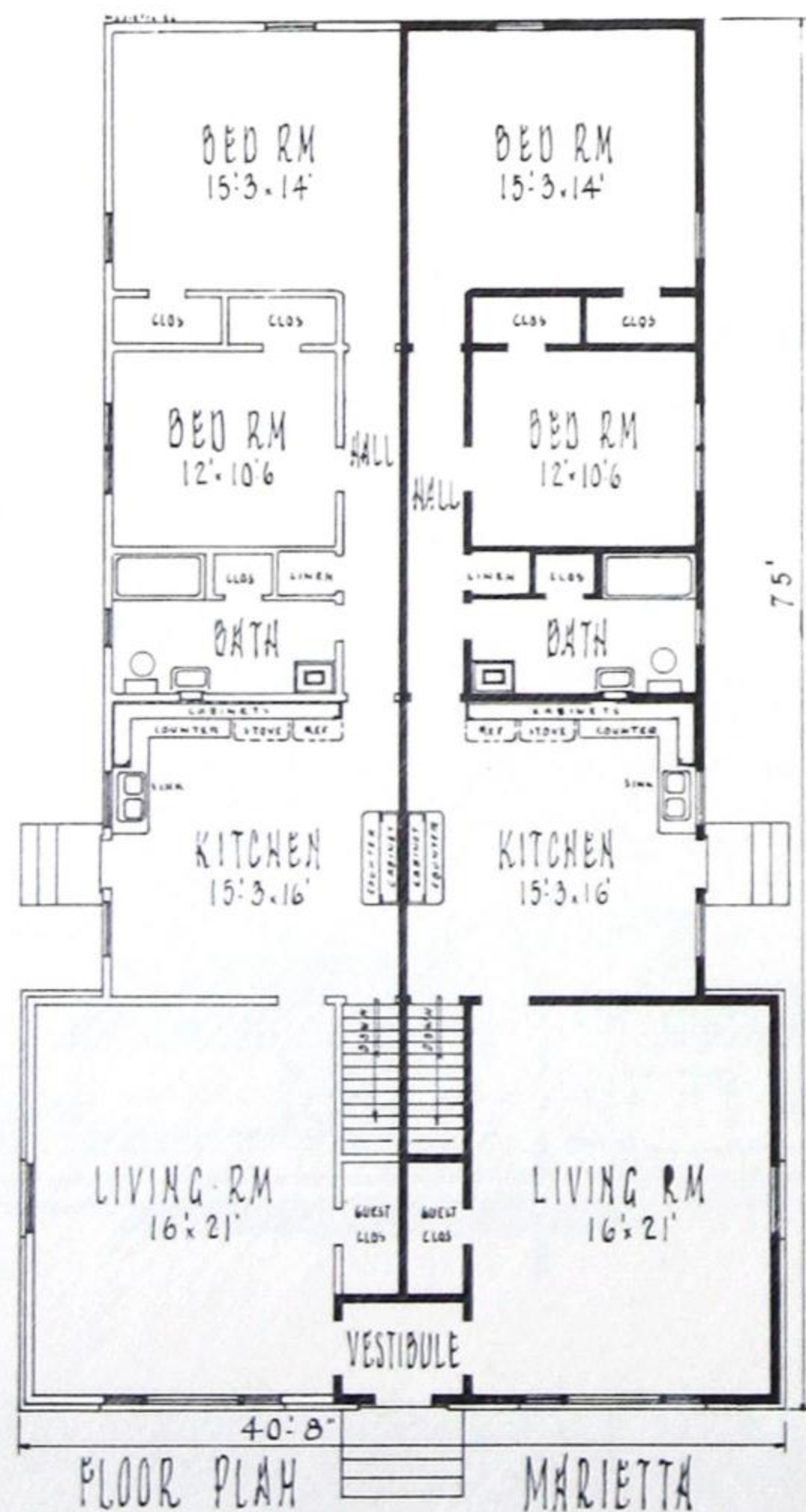


## *The Marietta*

EIGHT ROOMS

2,607 SQUARE FEET

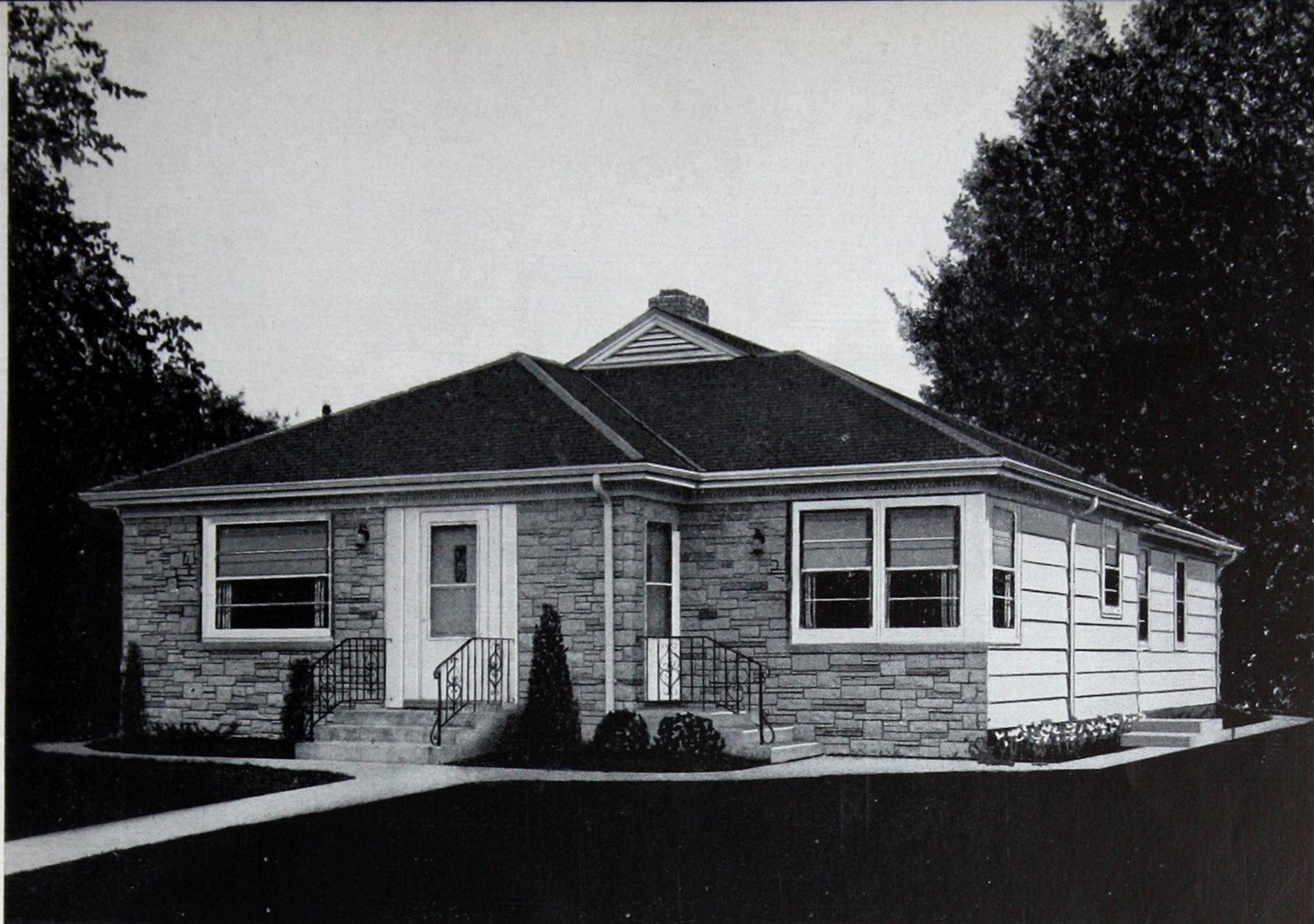
54,540 CUBIC FEET



THE Marietta is an attractive double bungalow with an entryway that gives it the appearance of a single home, yet it has comfortable accommodations for two families with two bedrooms for each family. The stone front, picture windows and attractive entrance give a most pleasing appearance to the exterior of this well-planned income home. Large closets have been provided for each of the bedrooms and the hall linen closet is conveniently near the bedrooms and bath. The well-planned kitchen has abundant cabinets and working space and an exceptionally convenient space set aside for eating. The living rooms are large and pleasant with a handy coat closet near the front entrance. The Marietta is a sound investment from every point of view.

Classification 511-7745



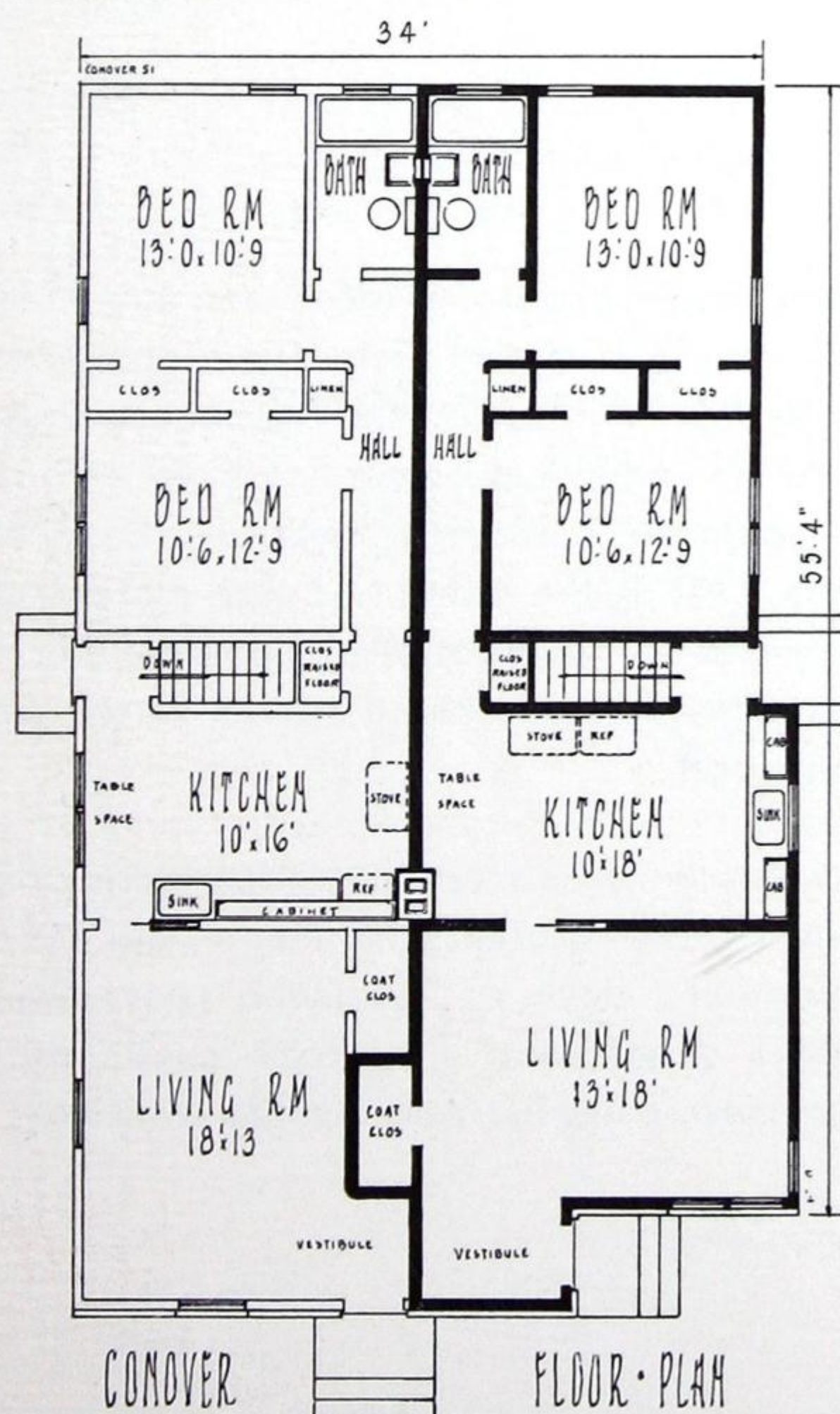


## *The Conover*

EIGHT ROOMS

1,995 SQUARE FEET

40,725 CUBIC FEET



THIS double bungalow offers maximum privacy for the occupants. Each unit has separate front and side entrances, with the side entrances leading either to the kitchen or the basement provided for each. The center halls tend to eliminate any sound carrying from one side to the other.

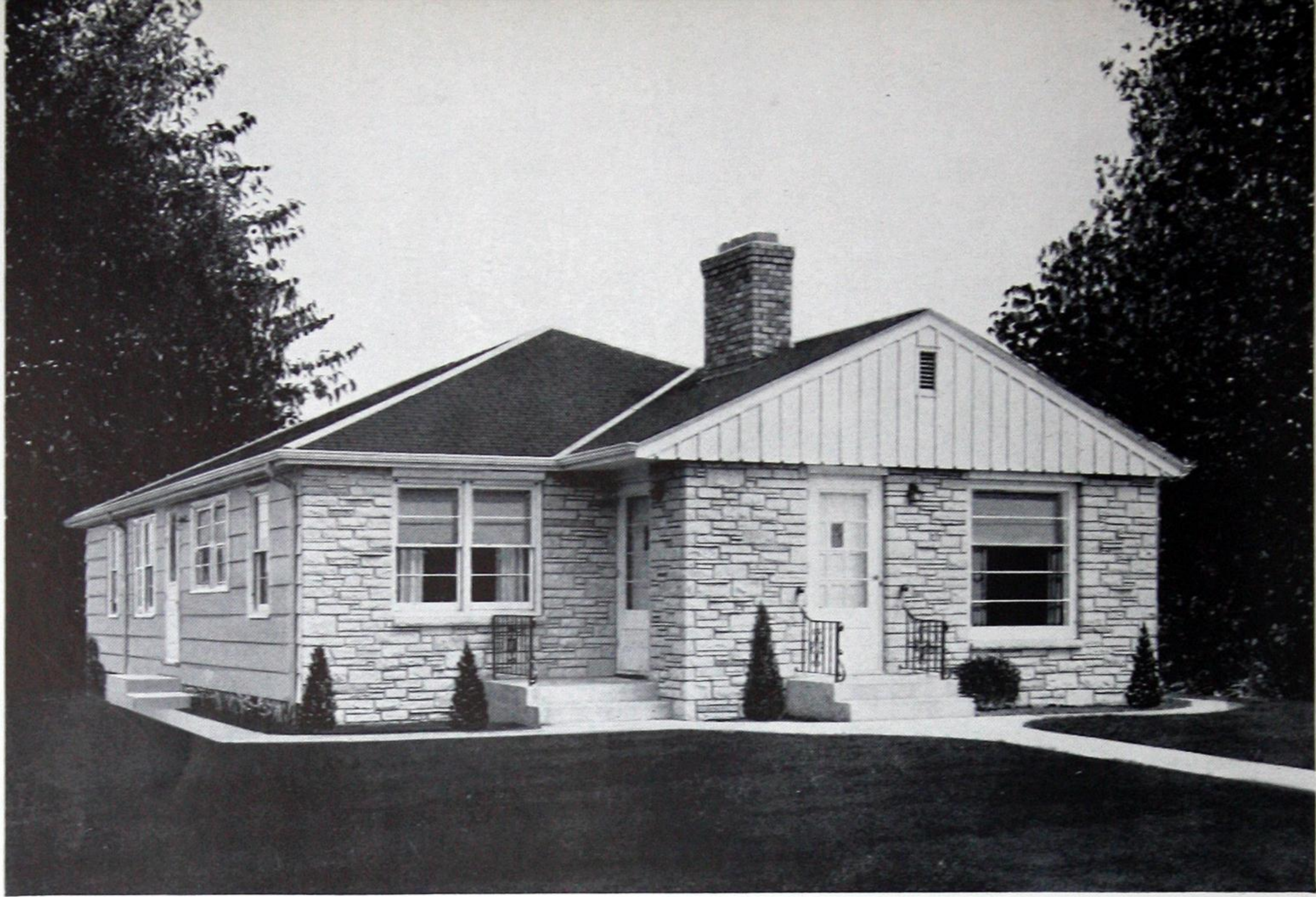
The stone front, large picture window, corner windows, and the ornamental railings on the front steps all lend to the final attractive exterior of the home.

Each unit has two bedrooms, with ample closet space, full bath, a well planned kitchen with dining space, and a large comfortable living room. In planning an income home everything has been considered in the Conover.

Classification 194-190

Page three



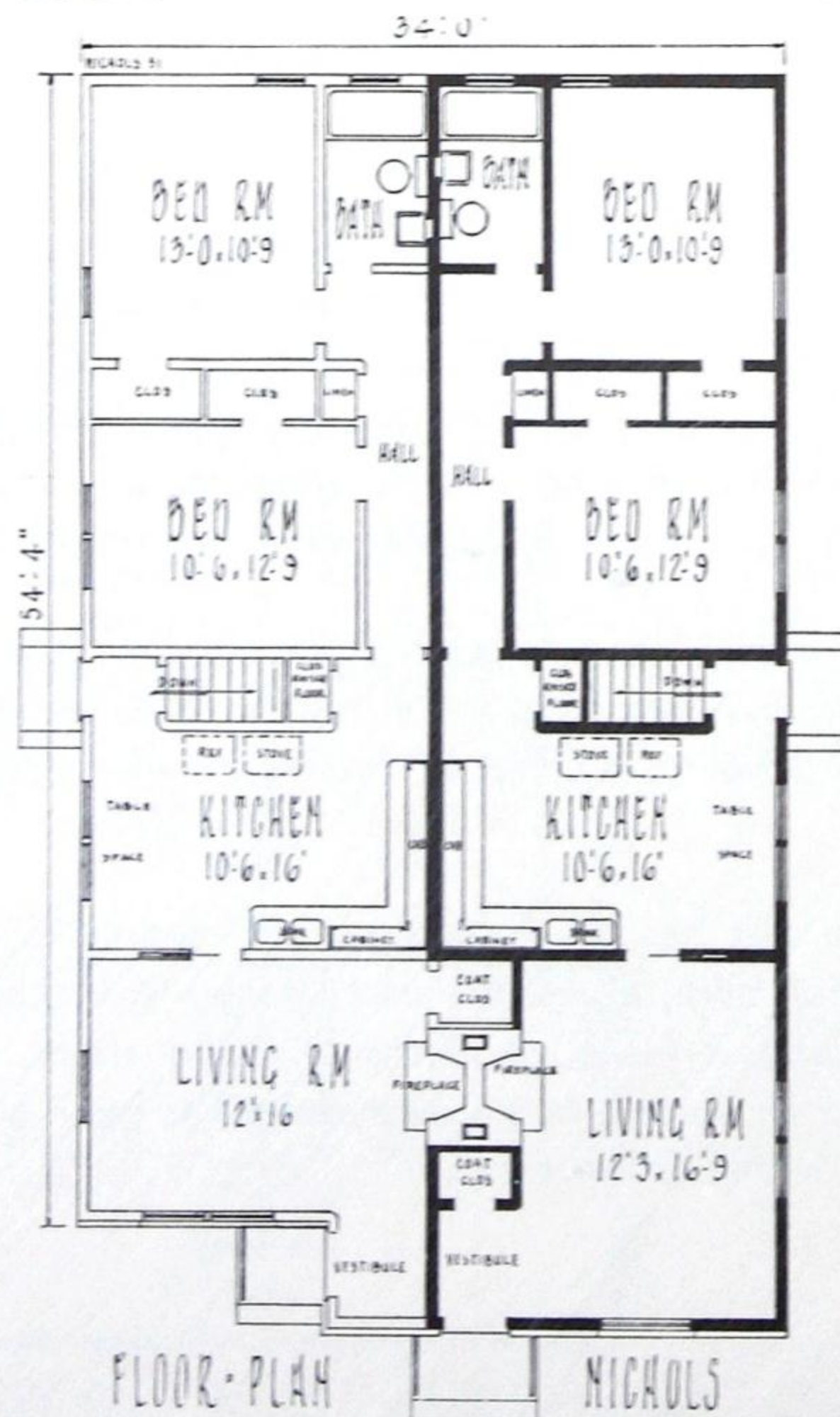


## *The Nichols*

EIGHT ROOMS

1,946 SQUARE FEET

33,800 CUBIC FEET

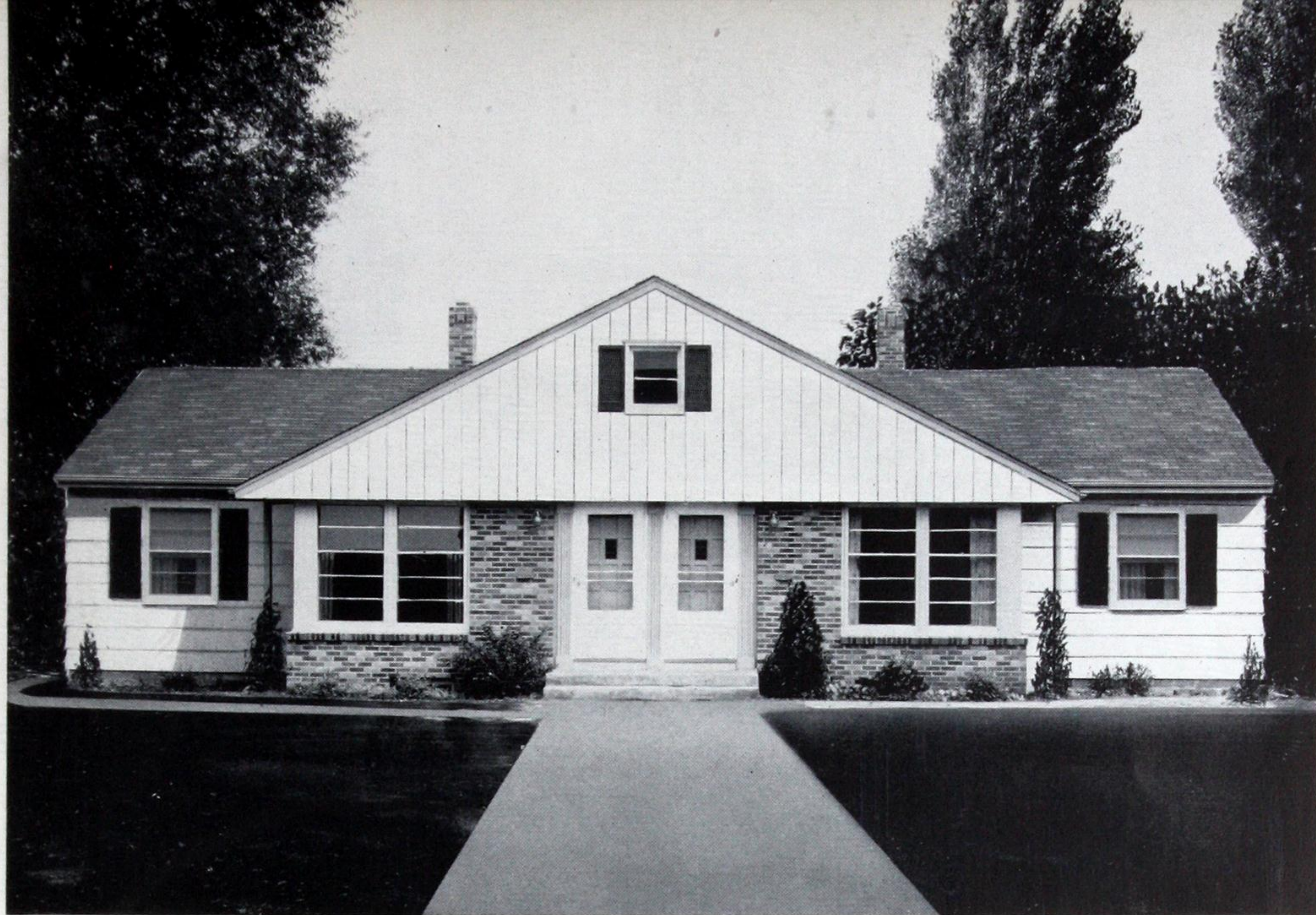


THE stone front, picture window, and ornamental hand rails give a trim and picturesque appearance to the exterior of this well planned double bungalow. Privacy of an individual home has been afforded through separate entrances, separate basements and center halls in the interior. Large closets have been provided for each of the bedrooms and the hall linen closet is conveniently close to the bedrooms and bath.

The well planned kitchen has abundant working space and the dining area saves many steps for the busy housewife. Each of the living rooms has a handy coat closet, and fireplaces leave nothing lacking in these cheerful, comfortable dwellings.

Classification 197-300





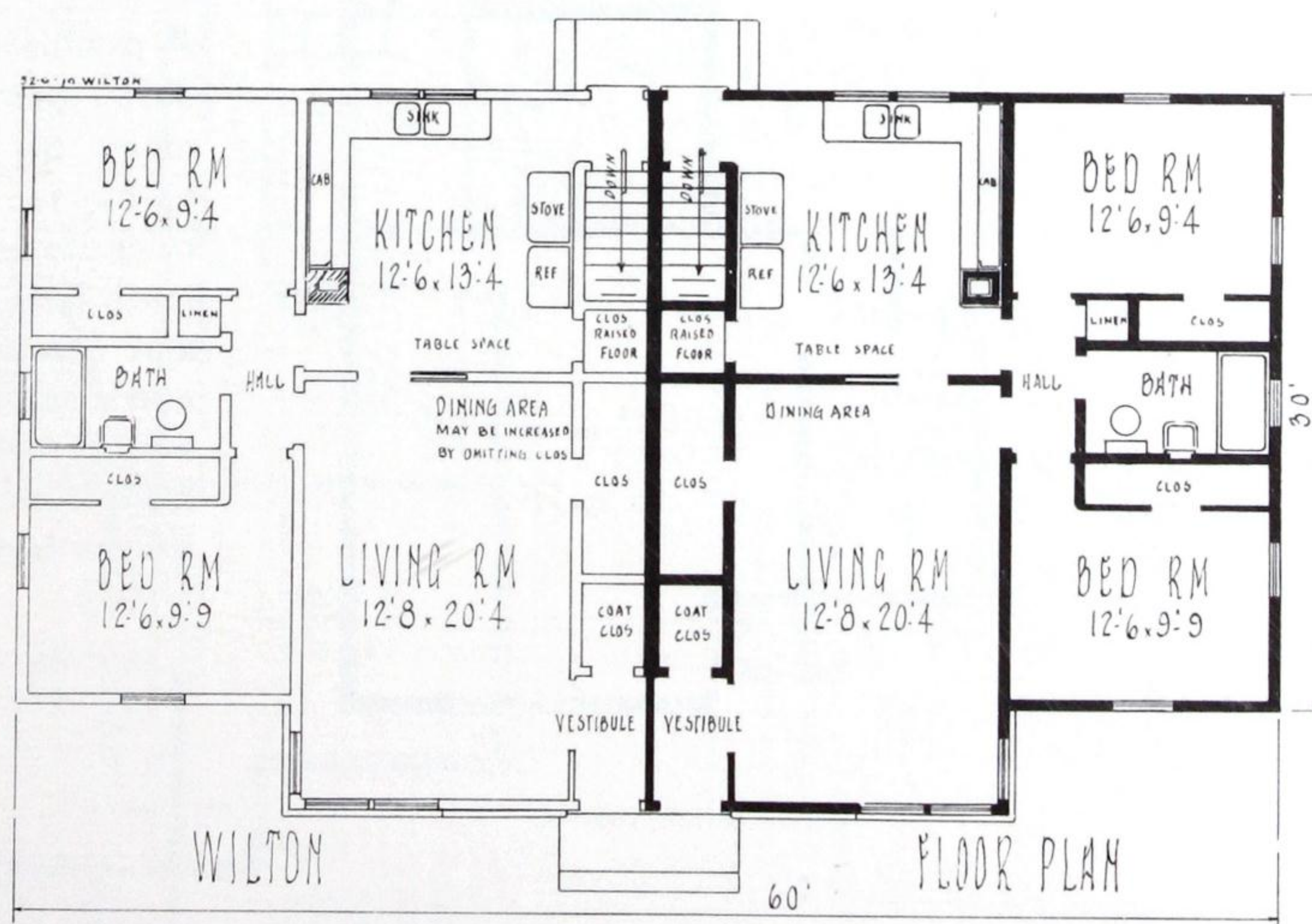
## *The Wilton*

EIGHT ROOMS

1,992 SQUARE FEET

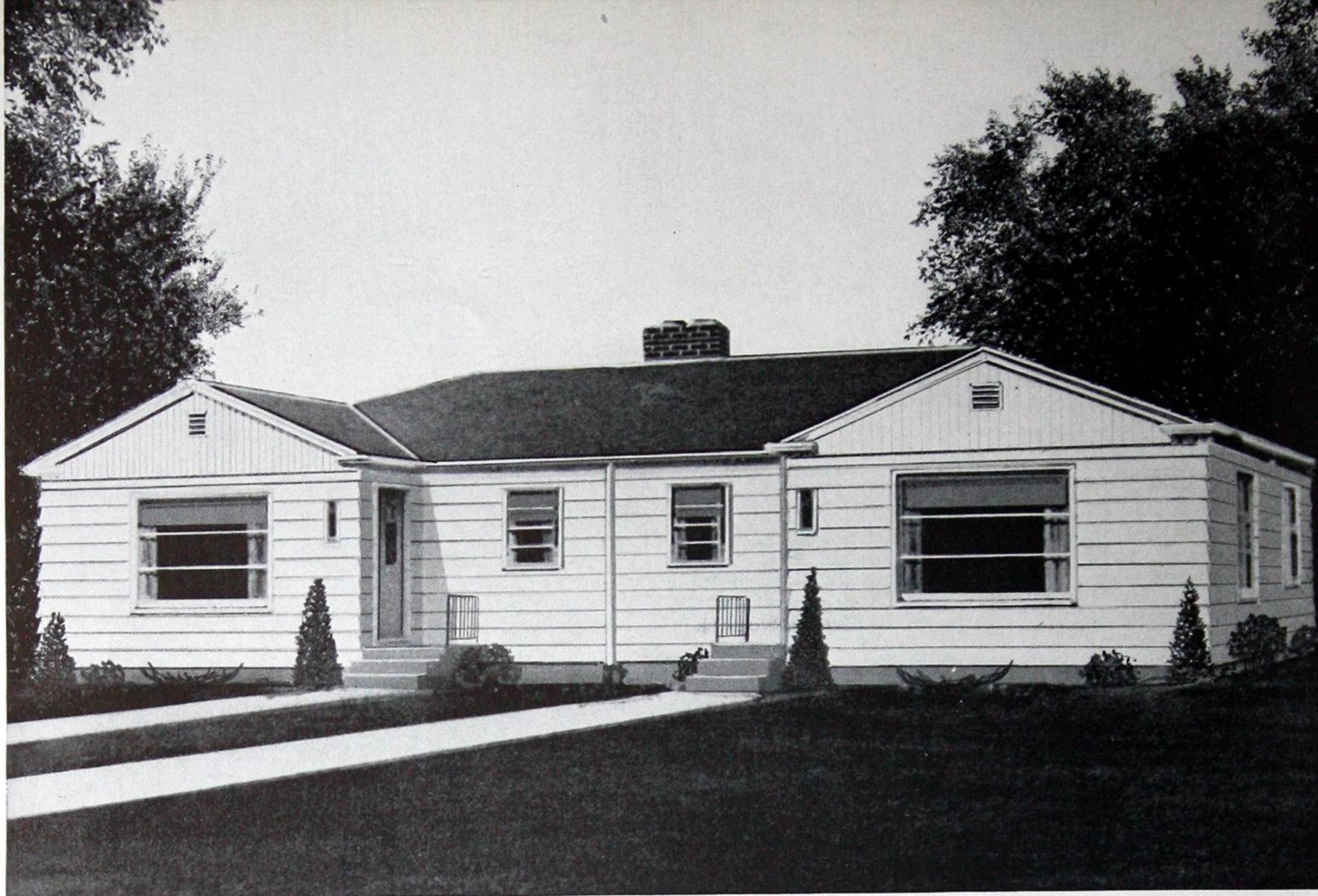
42,000 CUBIC FEET

**A** COMBINATION of brick, shingles and vertical siding give a neat and appealing appearance to the exterior of this well planned double house. There is absolute privacy for each apartment through separate entrances, front and rear, and there are two separate basements providing ample laundry space. Each unit has two bedrooms off the convenient central hall, living room and kitchen, leaving nothing to be desired.



Classification 298-400



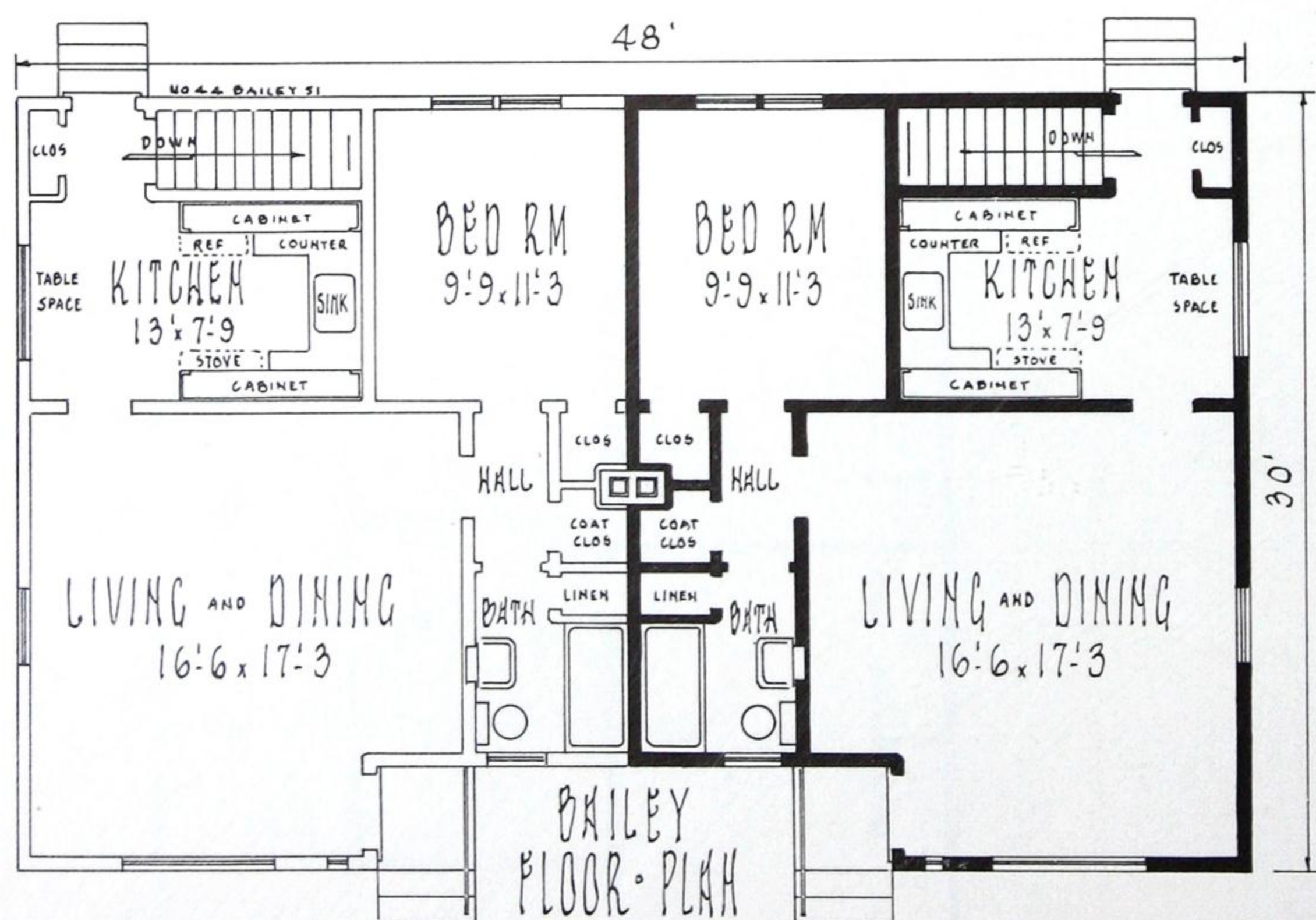


*The Bailey*

## SIX ROOMS

1,360 SQUARE FEET

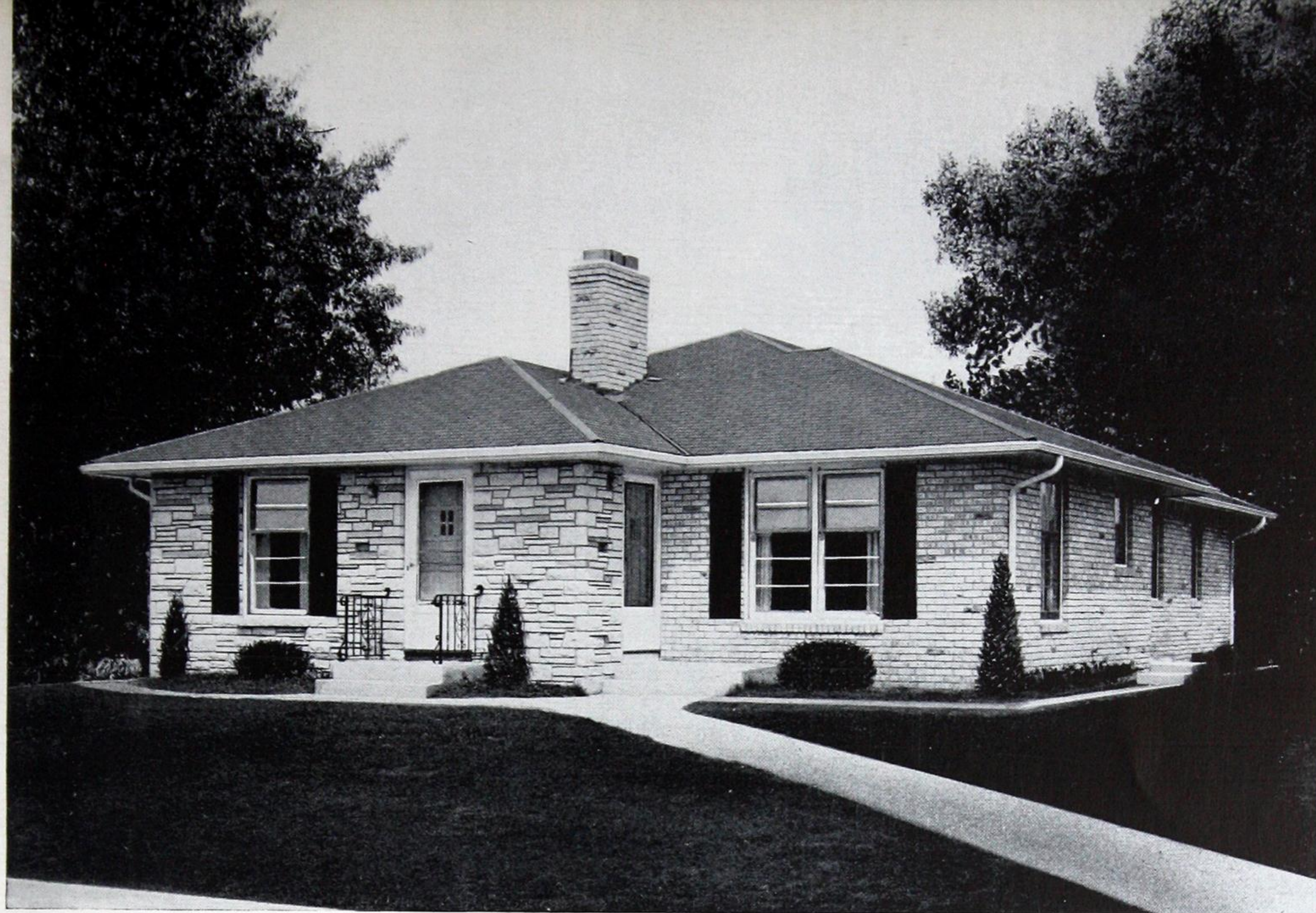
28,300 CUBIC FEET



**A** combination living and dining room, kitchen, bedroom, rear entrance hall, bath and full basement comprise each unit of this ranch type double bungalow. The picture windows add a modern look to the exterior of the bungalow. Here is an ideal low-cost income bungalow.

Classification 165-790



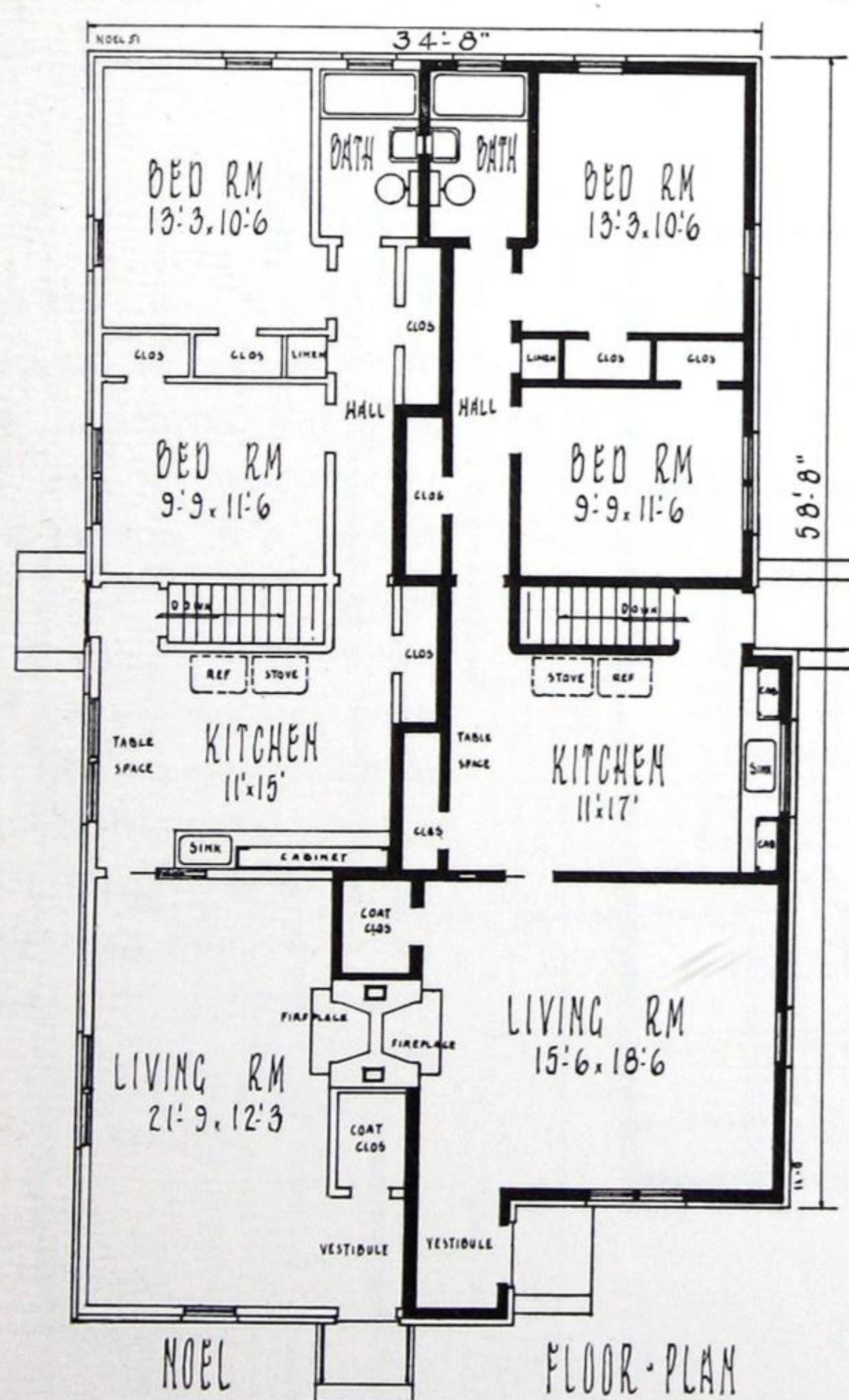


## *The Noel*

EIGHT ROOMS

2,197 SQUARE FEET

44,980 CUBIC FEET

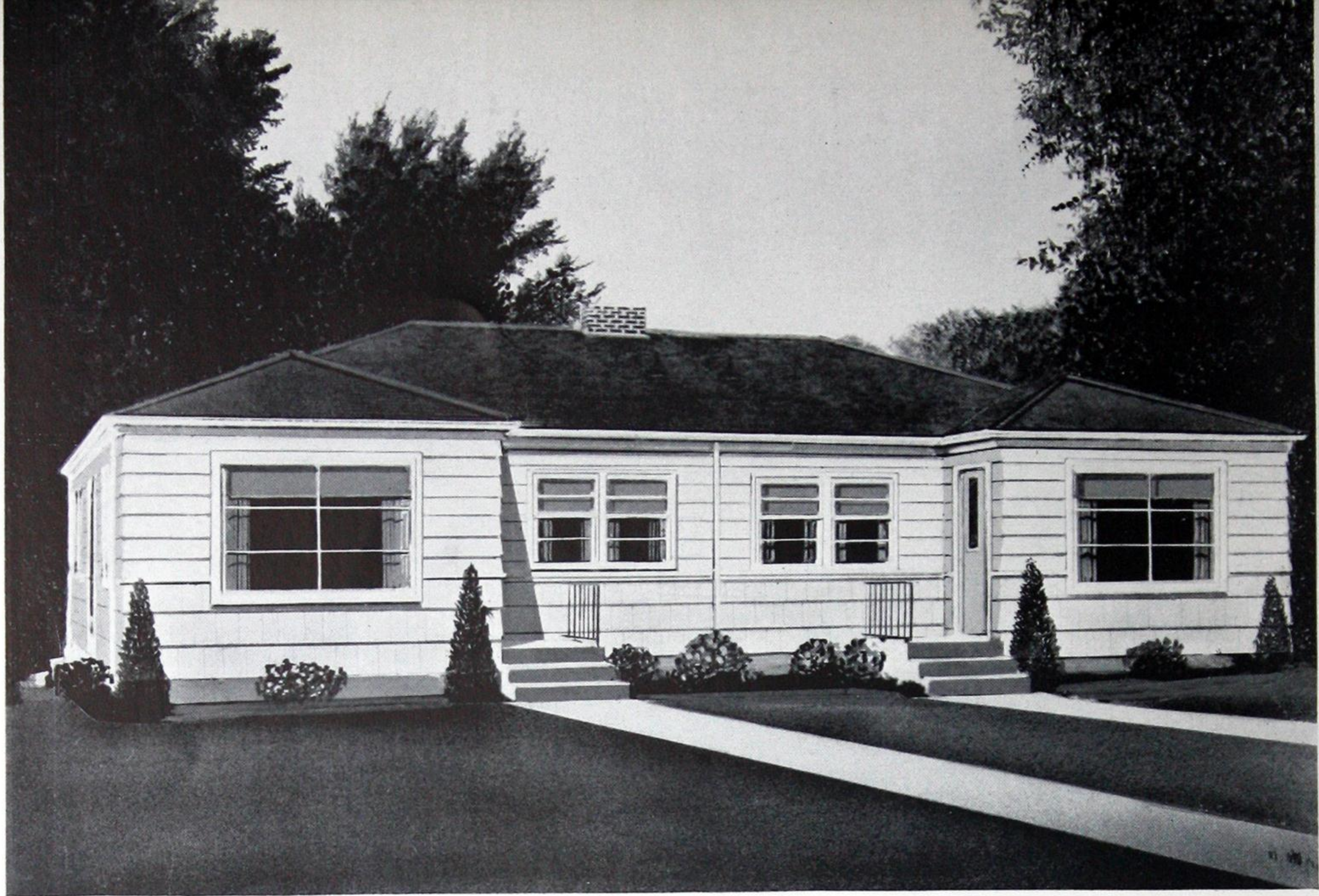


THE stone and brick exterior of the Noel gives a truly beautiful look to this income bungalow. It has the appearance of a rambler type home. Each apartment is entirely separate from the other, having individual entrances as well as separate basements. In providing the abundant closets privacy has been achieved by placing them through the center of the building with a hallway on either side.

The well planned kitchens provide the dining spaces and the final touch of hominess is added by the large living rooms with fireplaces. This beautiful exterior and efficient interior leaves nothing to be added.

Classification 110-8400



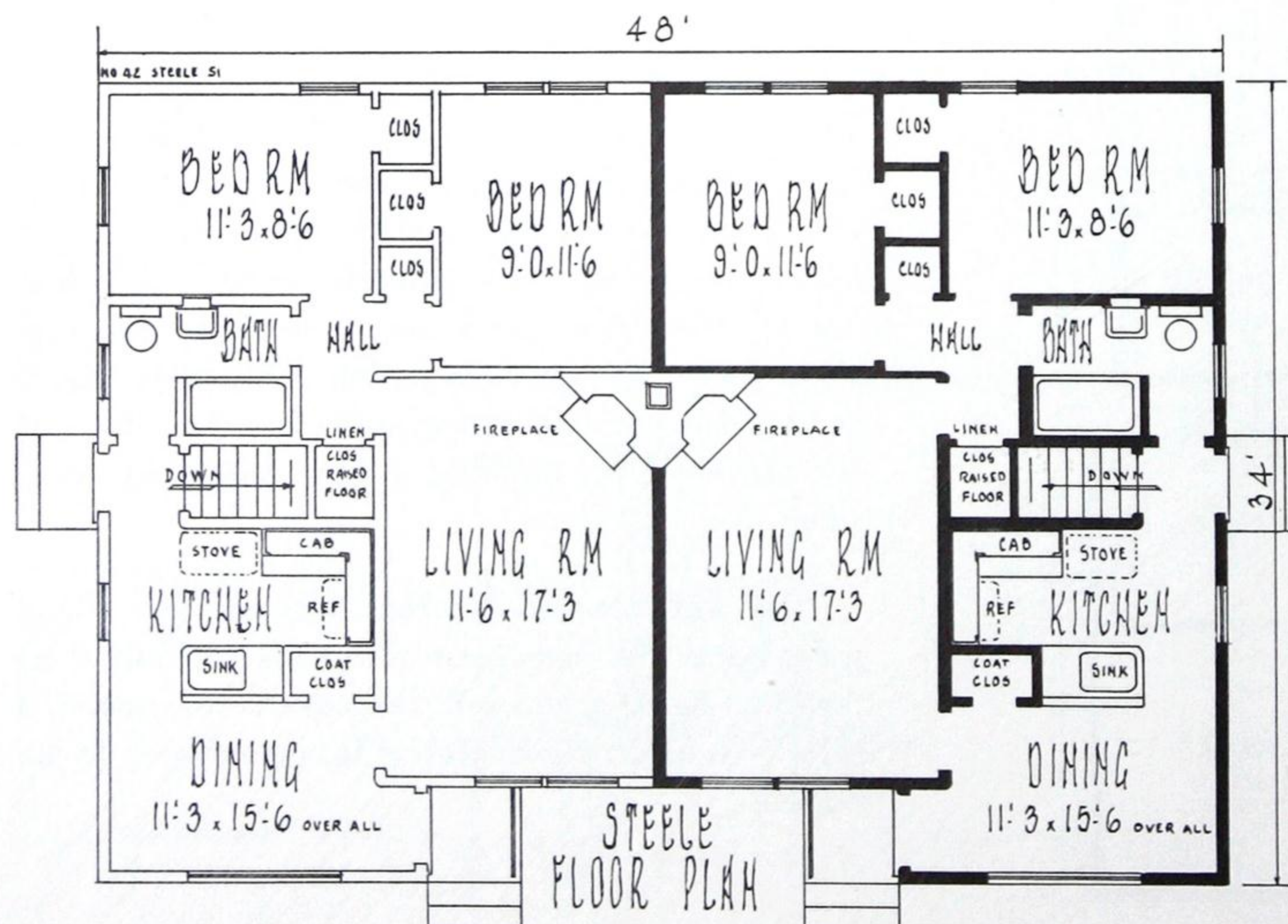


## *The Steele*

TEN ROOMS

1,600 SQUARE FEET

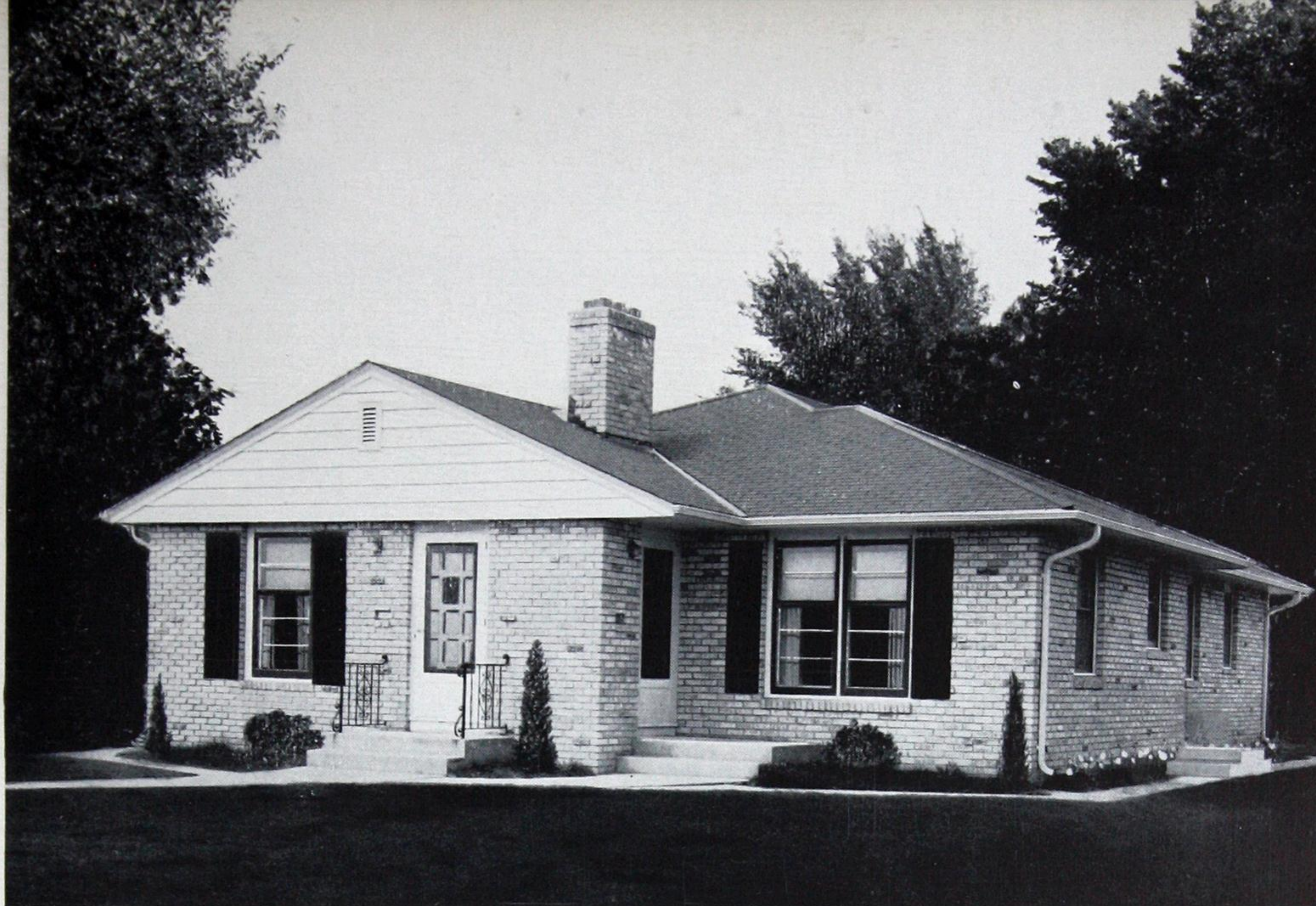
32,370 CUBIC FEET



**HERE** is an efficient, modern double bungalow with full basement. Each unit consists of two bedrooms, with ample closet space, full bath, a step-saving kitchen and dining area, and a large living room with corner fireplace. Thoughtful planning offers comfortable living as well as a sound investment in this income home.

Classification 175,970



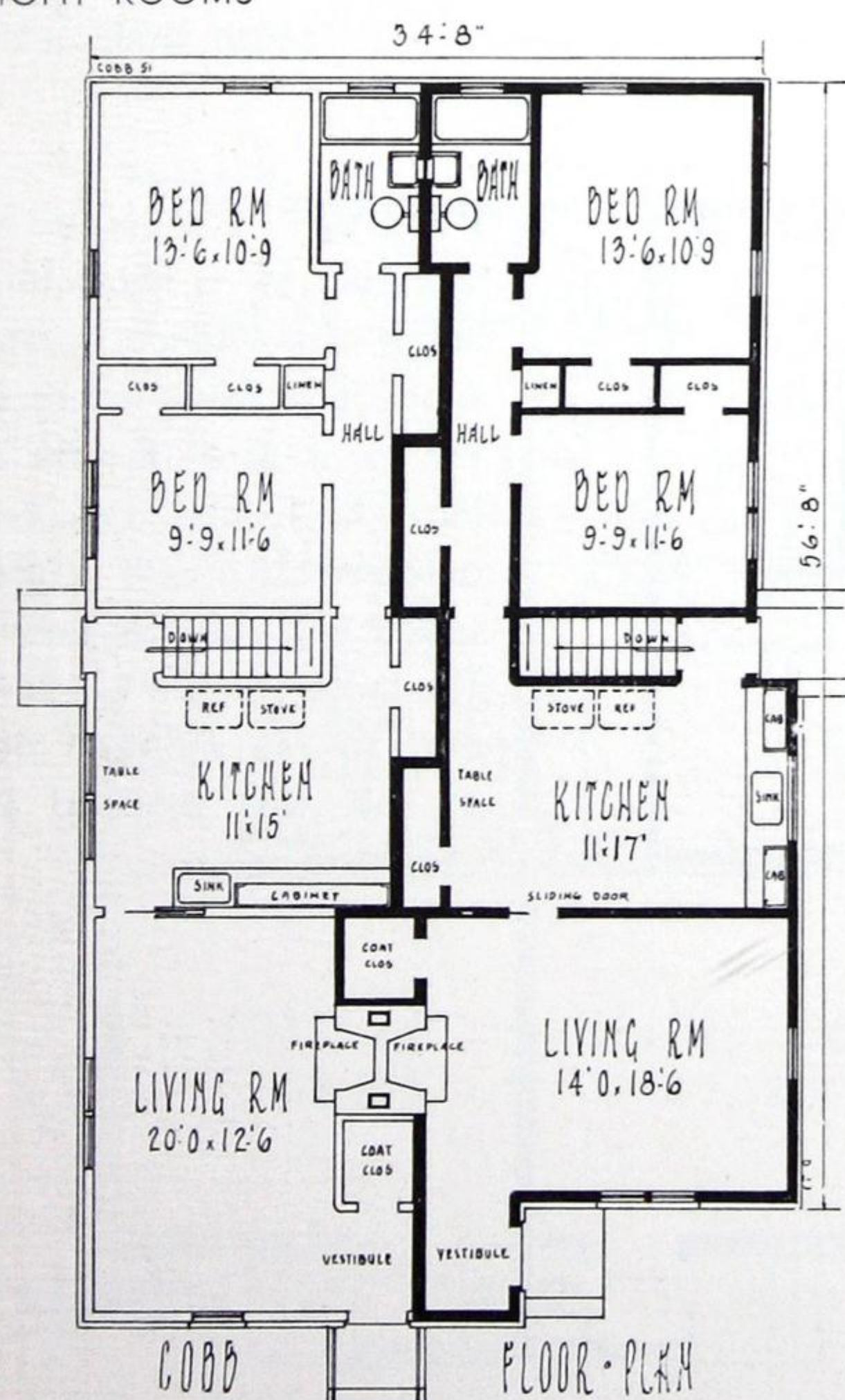


## *The Cobb*

EIGHT ROOMS

2,179 SQUARE FEET

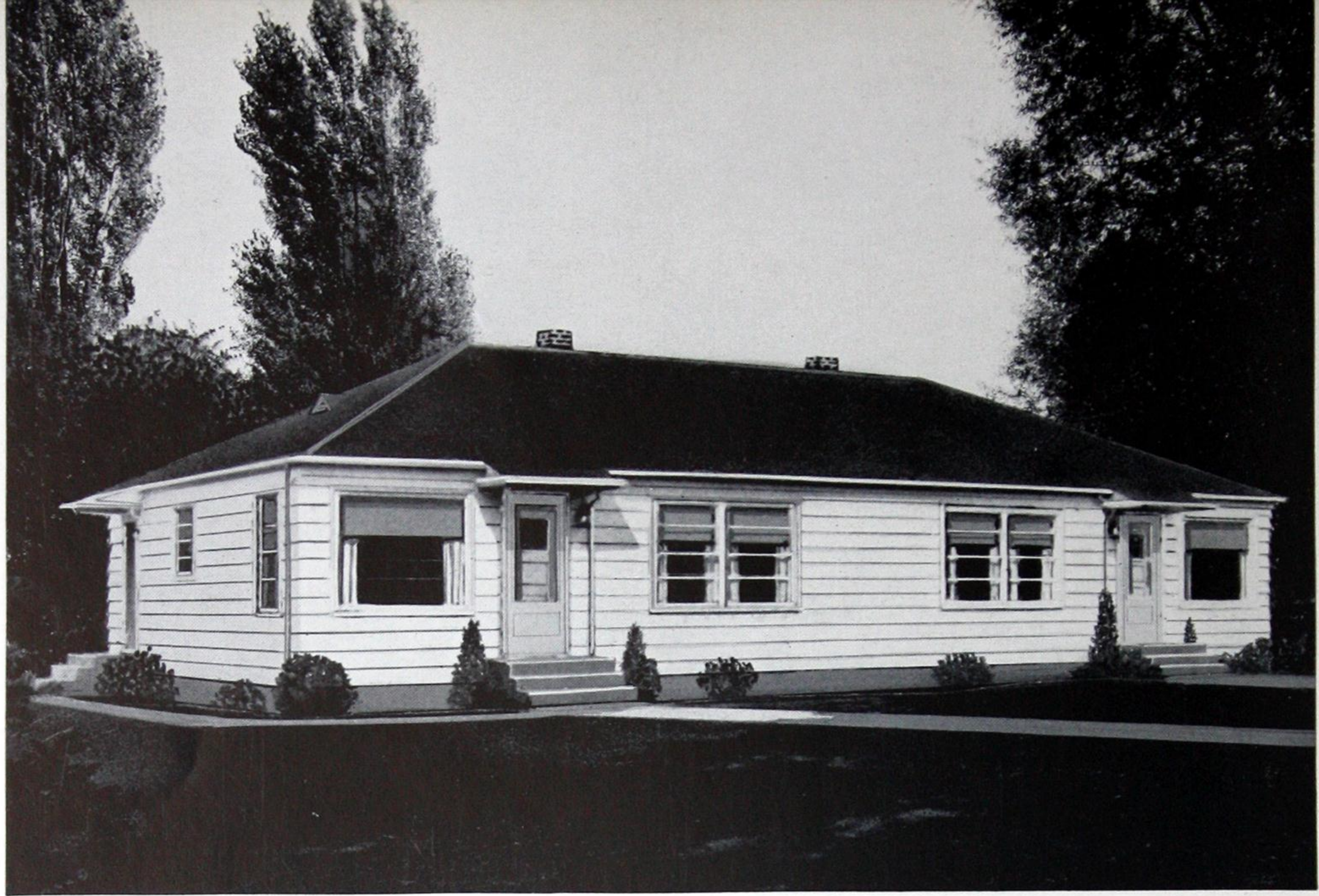
42,700 CUBIC FEET



THE entry way of this attractive brick duplex gives it the appearance of a single home. And so it will seem to either family living in these apartments which were designed with the comfort of all in mind. The separate basements and entry ways provide privacy while the center arrangement of closets, fireplaces and halls will prevent the sound carrying from one unit to the other. The large living room, kitchen with dining area, two bedrooms and bath, as well as ample closet space provide the average family with all the necessities as well as all the comforts of the modern home. An investment that can't go wrong.

Classification 110-7860



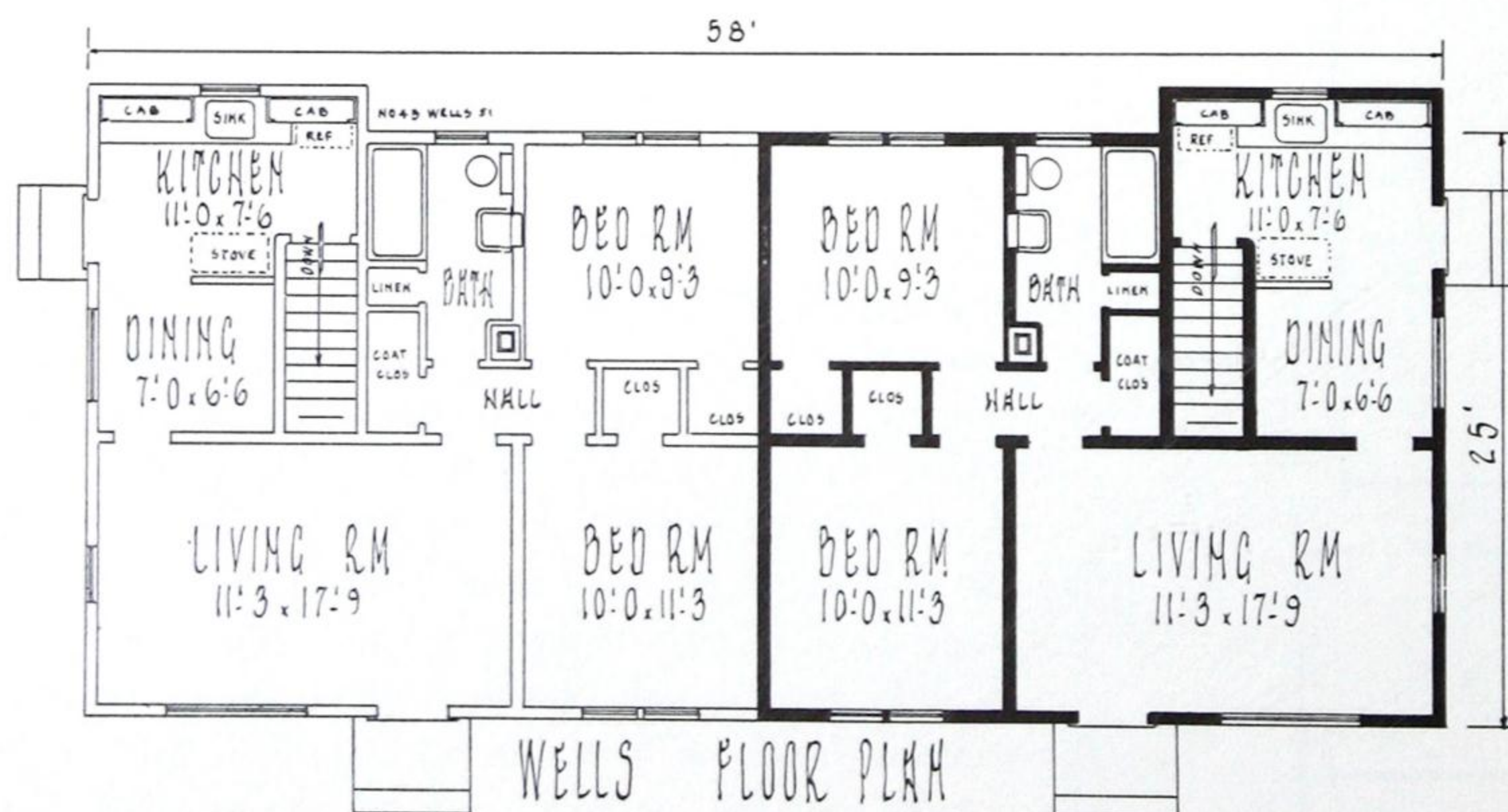


## *The Wells*

EIGHT ROOMS

1,527 SQUARE FEET

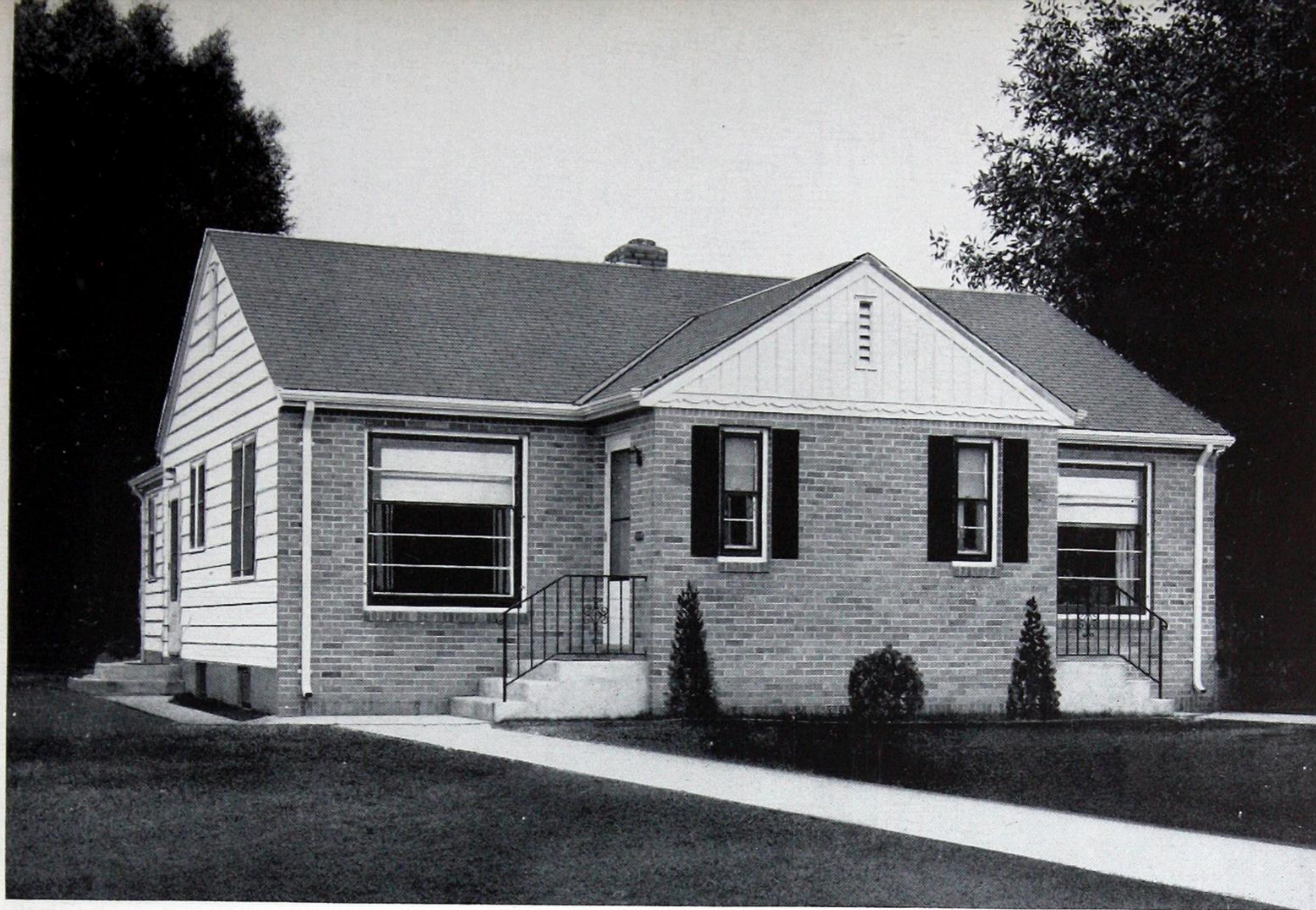
31,360 CUBIC FEET



**PRIVACY** is provided in this plan for a two-family home with kitchen, dining room, and living room at the far ends of the building. Each unit has two bedrooms, ample closet space and full basement. The large picture windows add to the modern look of this well planned investment home.

Classification 170-980



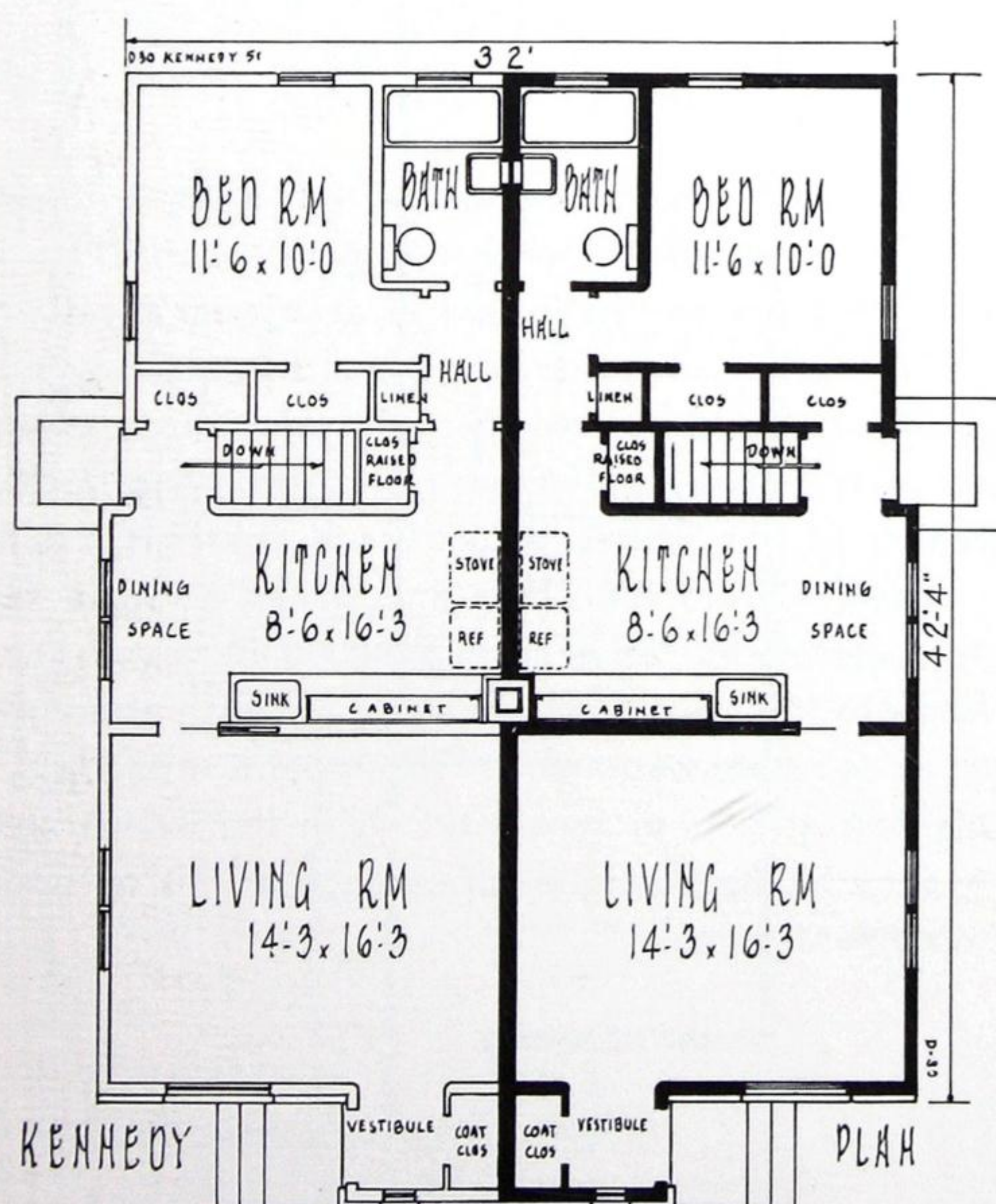


## *The Kennedy*

SIX ROOMS

1,415 SQUARE FEET

28,350 CUBIC FEET

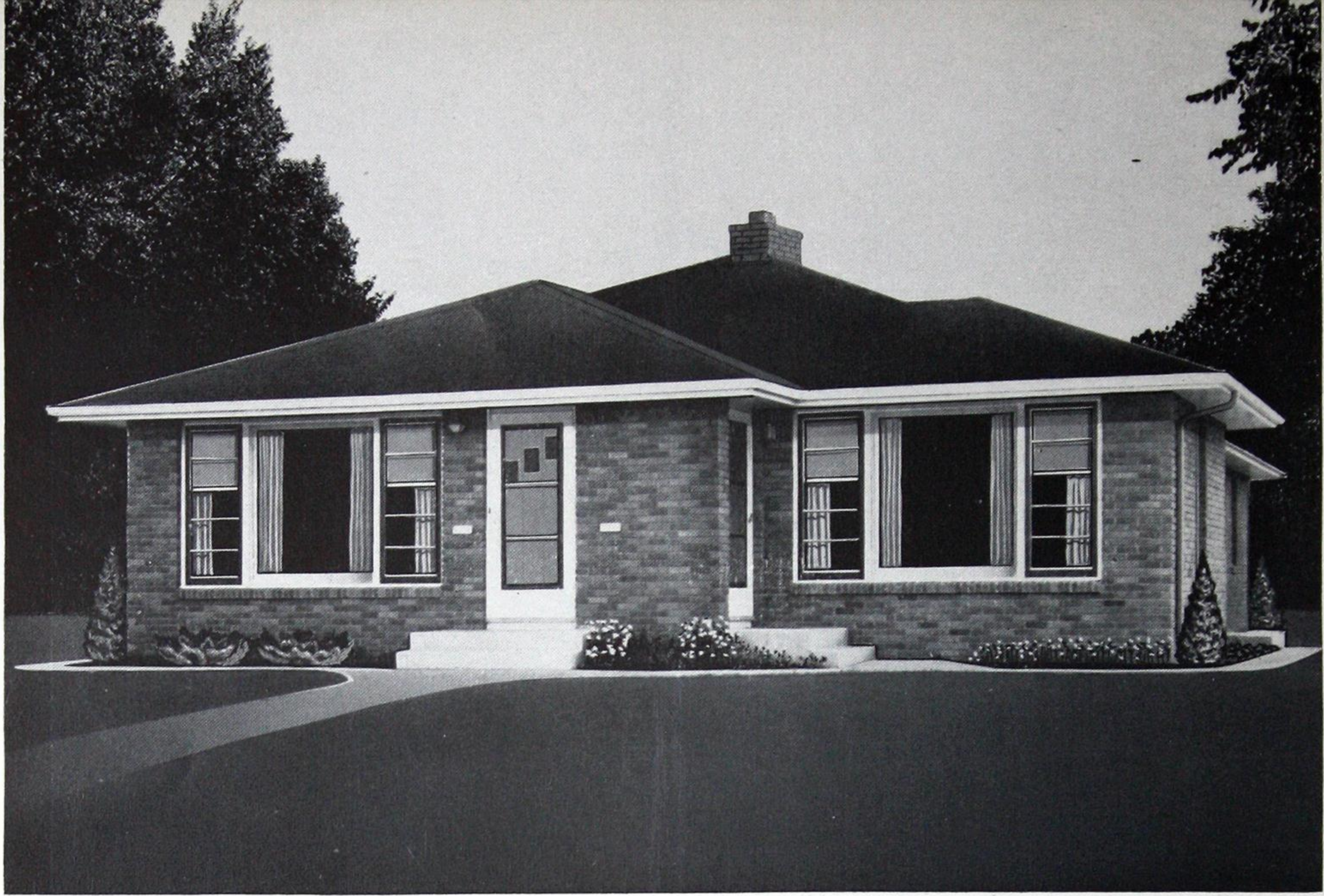


IN THE KENNEDY we find 2 three room apartments with all the conveniences of larger dwellings. The attractive brick front, with picture windows, gives a modern look to the exterior. The vestibules and coat closets not only provide a warm welcome from cold weather but also a sound baffle for each apartment when living room windows are open in summer.

The large living room leads to the dining space and the kitchen, with its built-in cabinets and work table which are handy to the refrigerator and stove. Situated in the rear of the apartment are the bath, bedroom and closets. An ideal home for one interested in a low-cost income home.

Classification 174,050



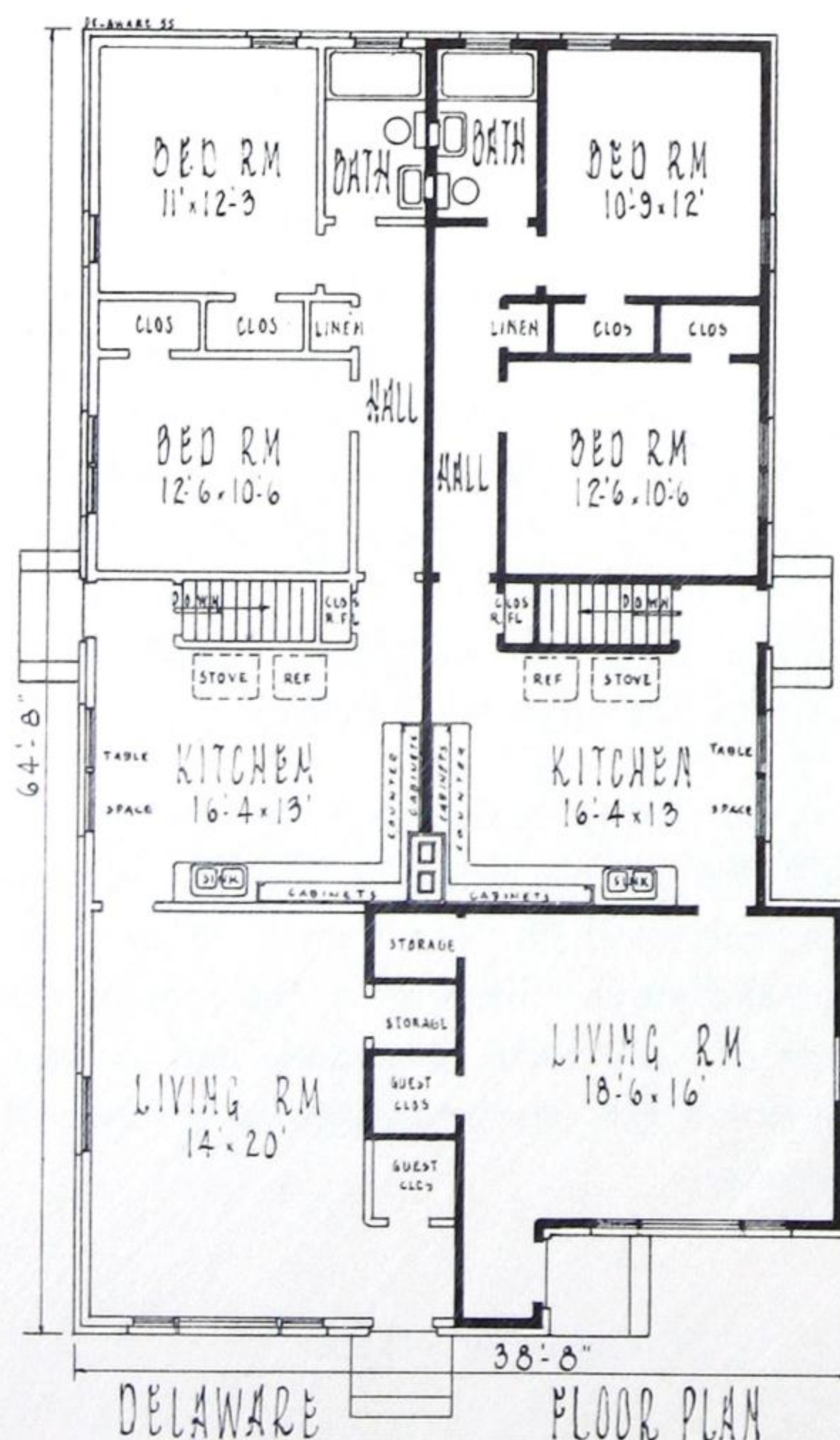


## *The Delaware*

EIGHT ROOMS

2,266 SQUARE FEET

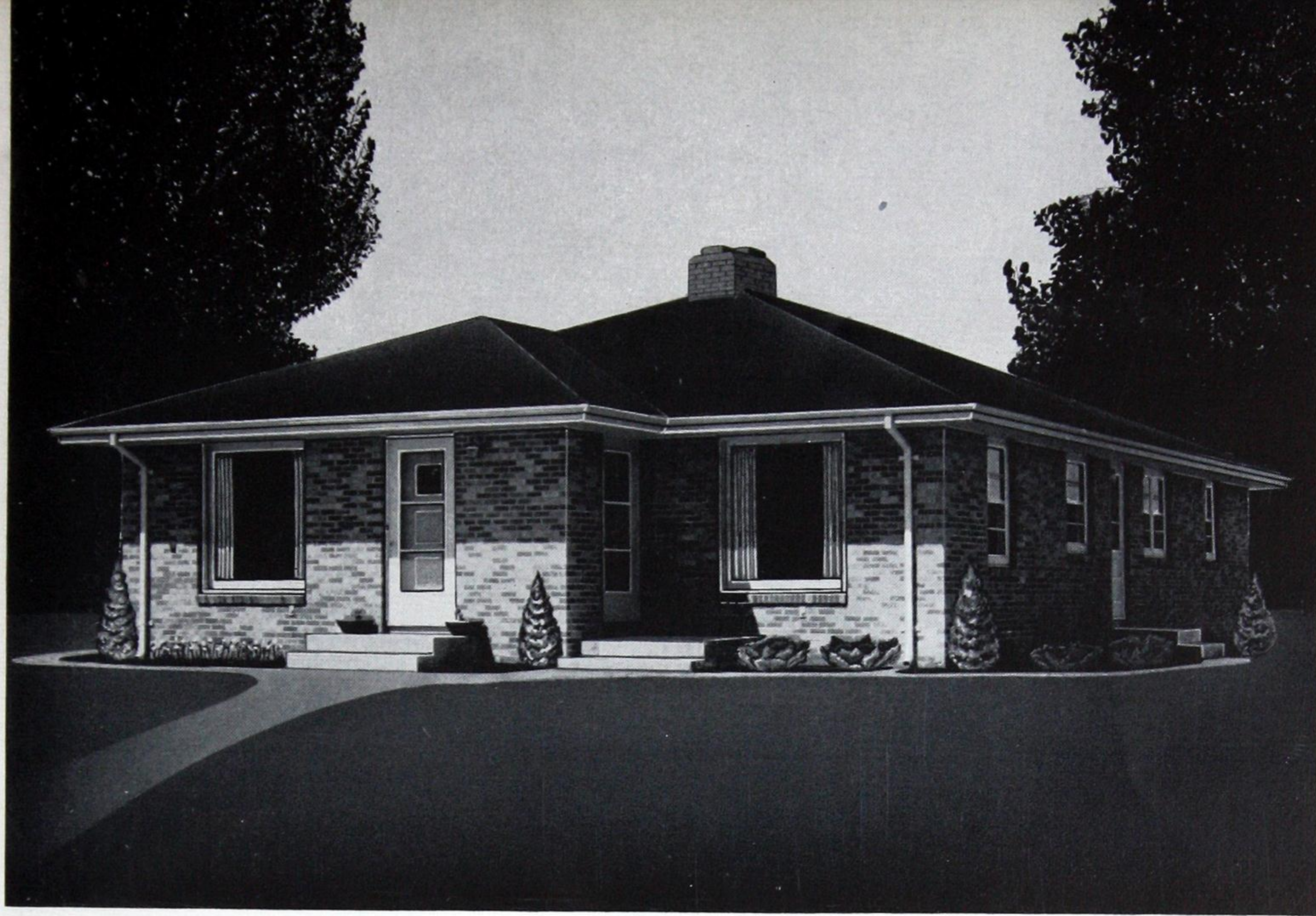
45,100 CUBIC FEET



THE Delaware is a double bungalow that offers complete privacy for its occupants and maximum security for its owners. There are two bedrooms in each apartment with all of the conveniences that are needed for comfortable living. The brick-veneer exterior gives assurance of low upkeep costs for the life of the building and adds much to the beauty of this double home. Each apartment is entirely separate from the other and it can be seen that halls and closets act as acoustical sound barriers. There are separate front and rear entrances for each apartment as well as separate basements. The room arrangement is well-planned and its picture windows in the living rooms add greatly to the pleasing appearance of this outstanding investment home.

Classification 511-2735



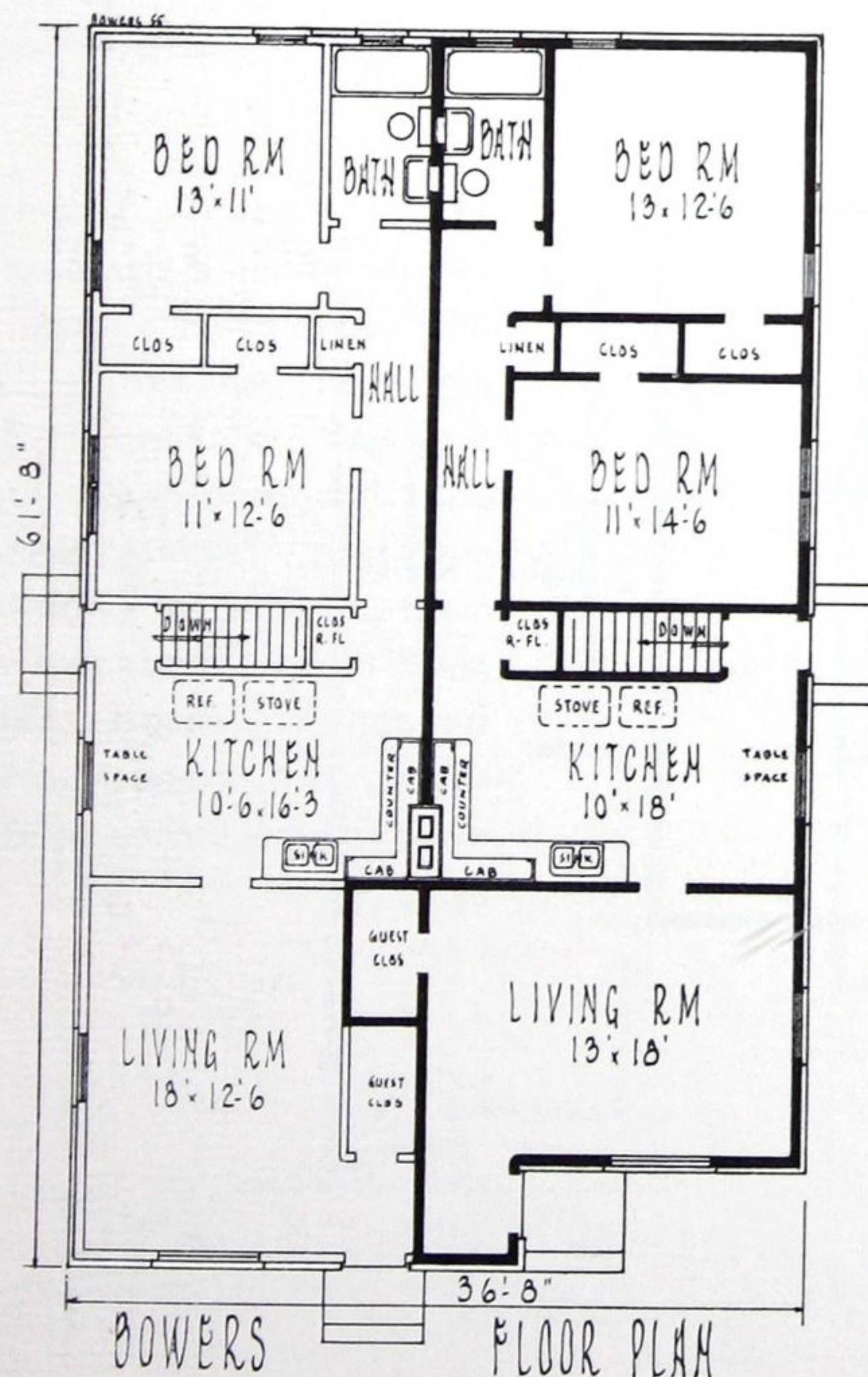


## *The Bowers*

EIGHT ROOMS

2,224 SQUARE FEET

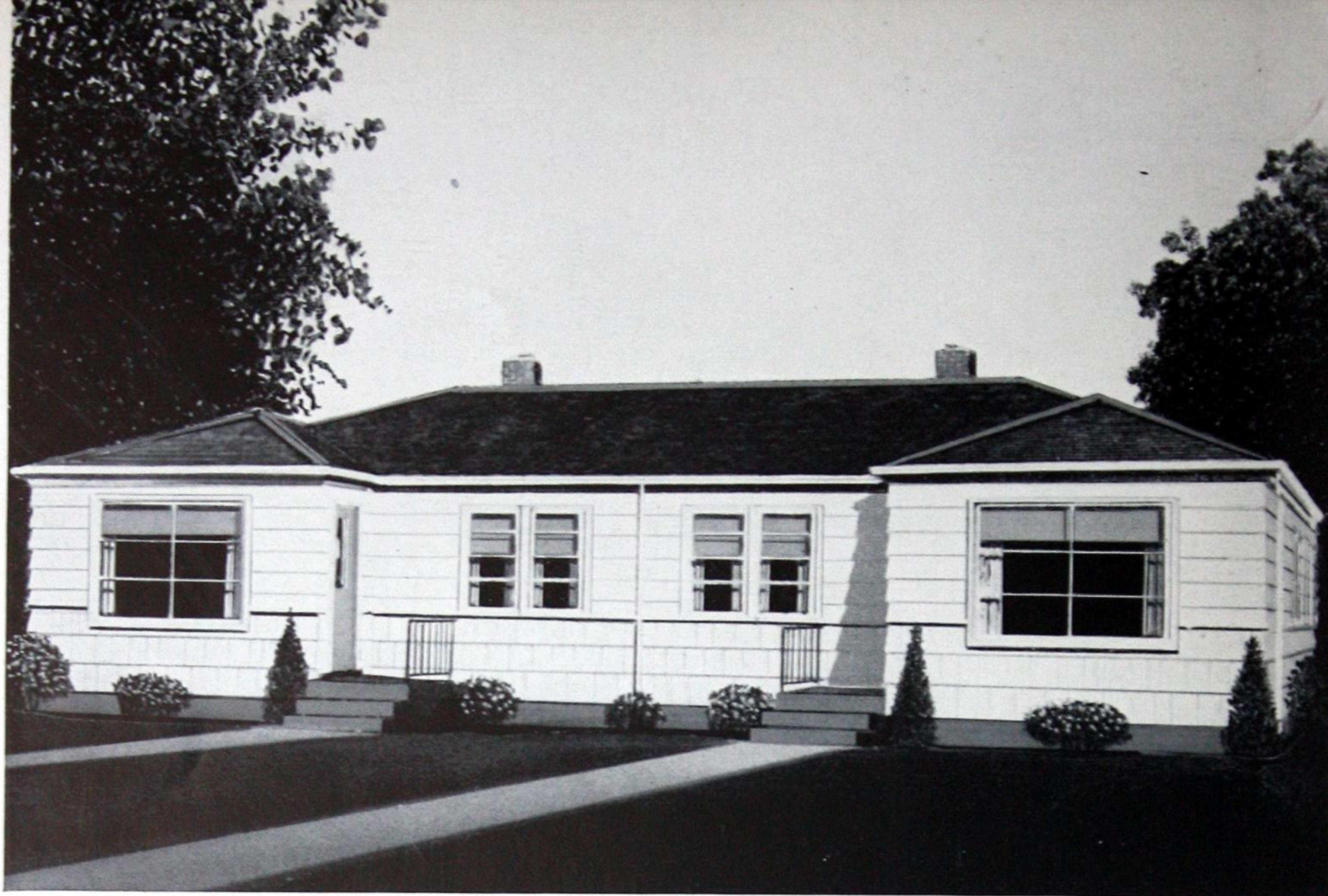
47,640 CUBIC FEET



**WHEN** you build a brick-veneered home you can be proud of it for life—and for many good reasons. Most of all, you can be proud of its enduring beauty and substantial appearance. Being exceedingly durable, the Bowers will last longer and will require less maintenance and repair during its lifetime than homes less sturdy. In other words, it costs less per year to live in such a home. As a result of good planning, the Bowers provides comfortable living quarters for two families, with maximum comfort and privacy for each family. There are two bedrooms in each apartment in addition to a large living room and a combination kitchen and dining room. Each apartment has numerous well-placed closets for every day use and storage purposes.

Classification 511-0005



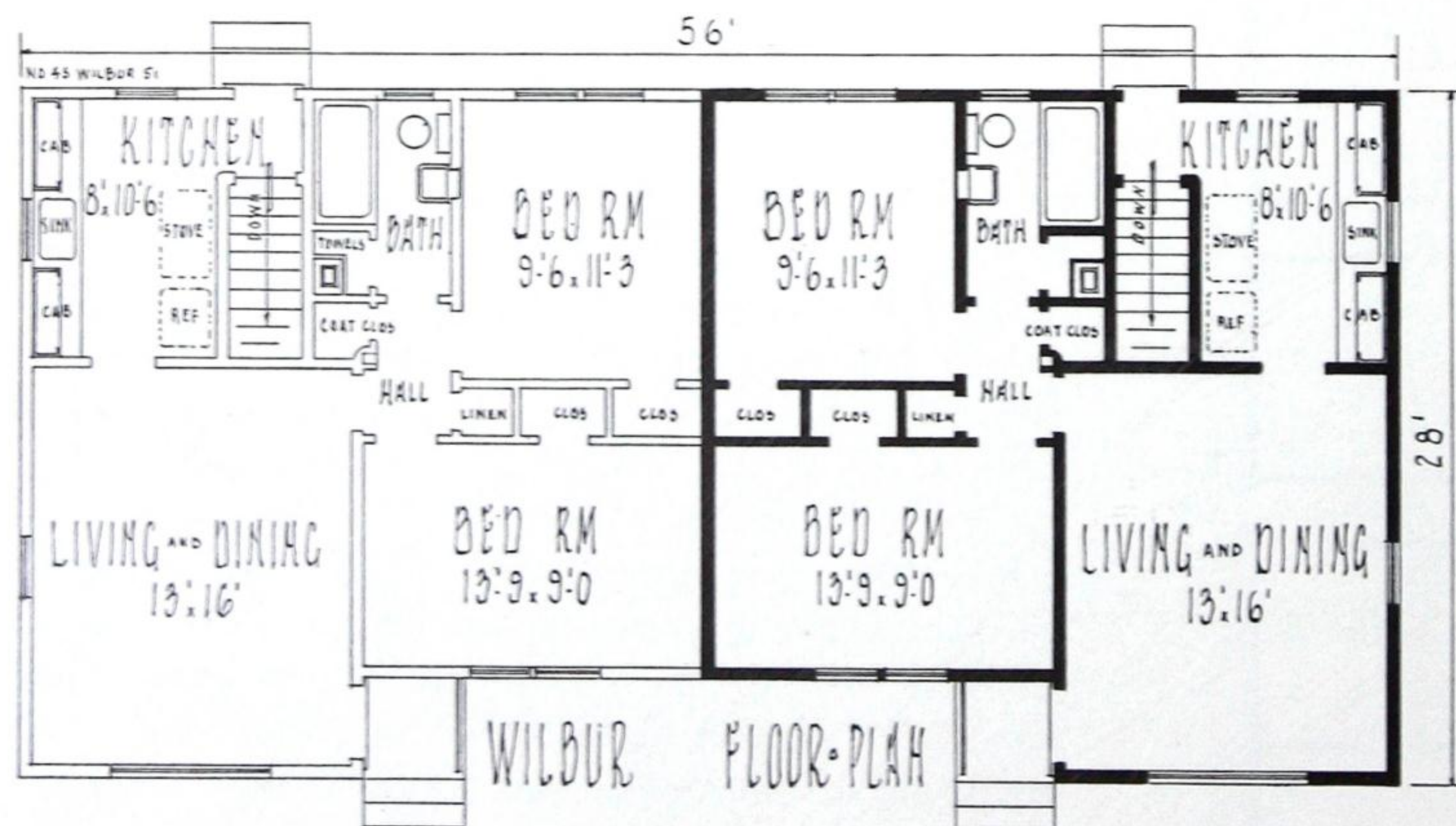


## *The Wilbur*

EIGHT ROOMS

1,484 SQUARE FEET

30,350 CUBIC FEET



THIS modern income bungalow has a combination living room and dining room, an efficiently arranged kitchen, bath and two bedrooms for each unit. The full basement provides each apartment with a separate furnace and laundry. The Wilbur is a sound investment for the thrifty builder.

Classification 168-950



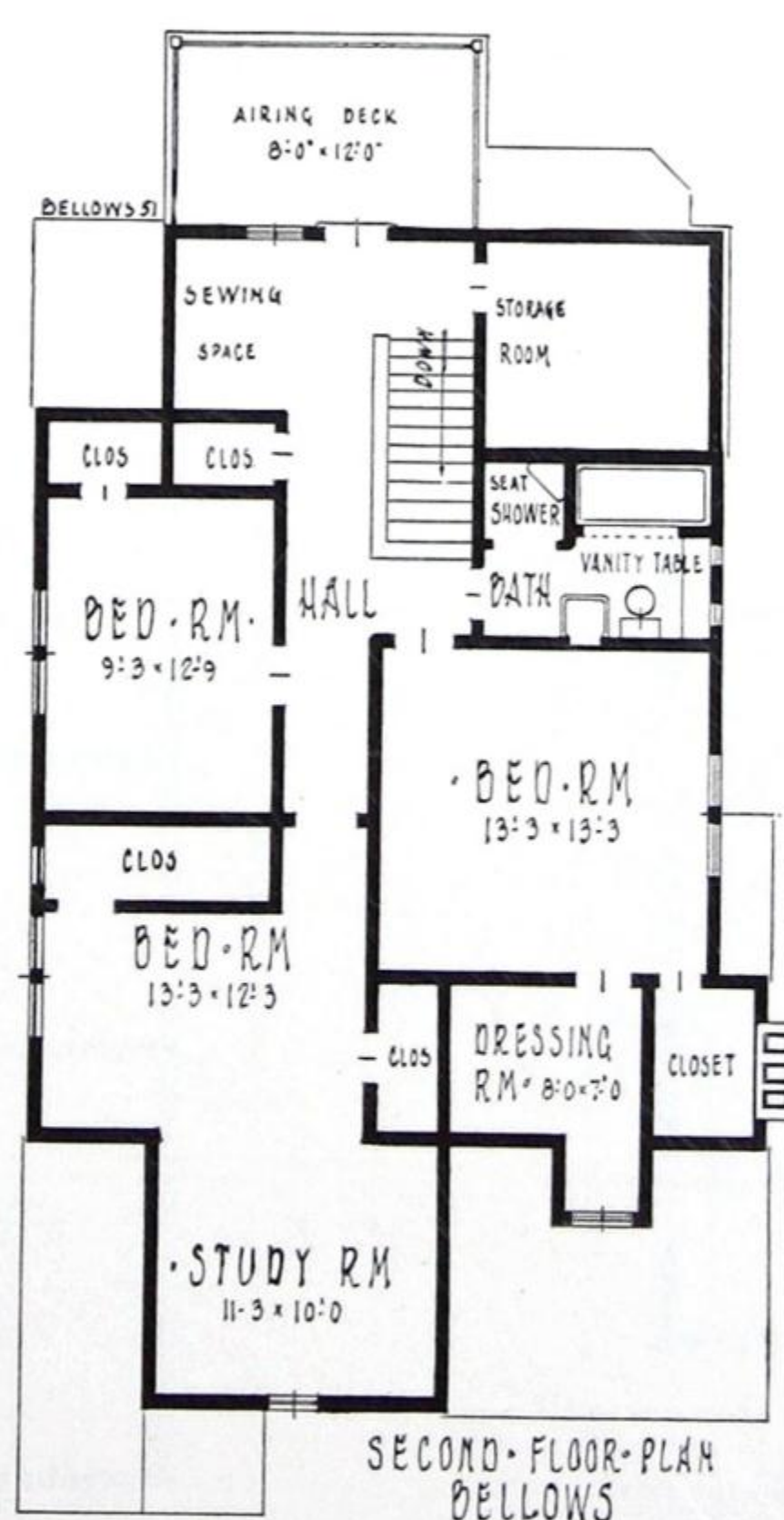
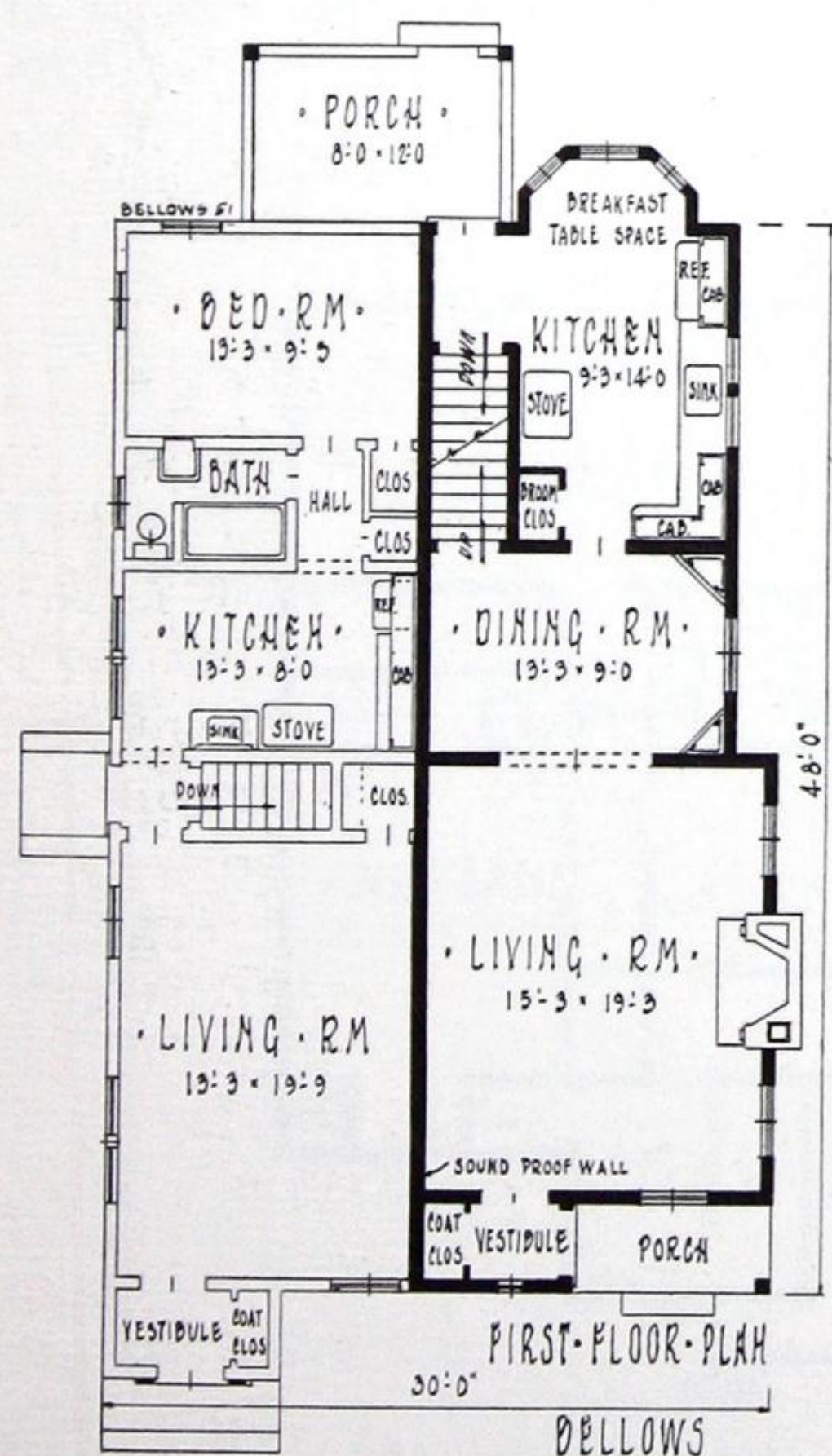


## *The Bellows*

NINE ROOMS

1,445 SQUARE FEET

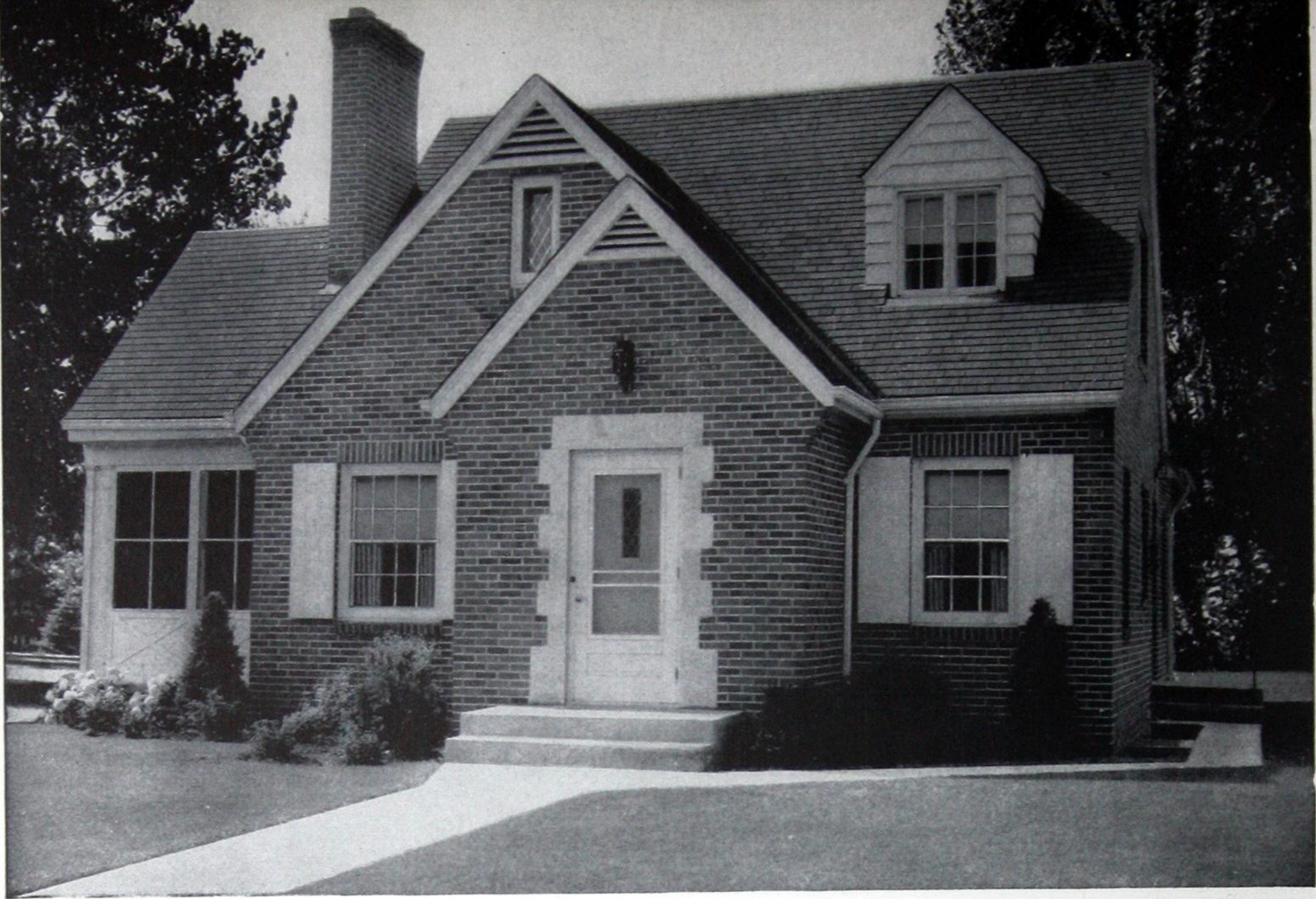
32,990 CUBIC FEET



Classification III-1160

THIS attractive income home, colonial in design, has the appearance of a single home, yet it has a beautiful three bedroom apartment for the owner and a one bedroom income apartment. The plan provides separate entrances, front and rear, as well as separate basements for the laundries and heating plant. The plan can easily be altered to provide two bedrooms for each apartment by adding a stairway to the second floor over one of the present basement stairs. Special attention is called to the exceptional planning of the owner's kitchen.





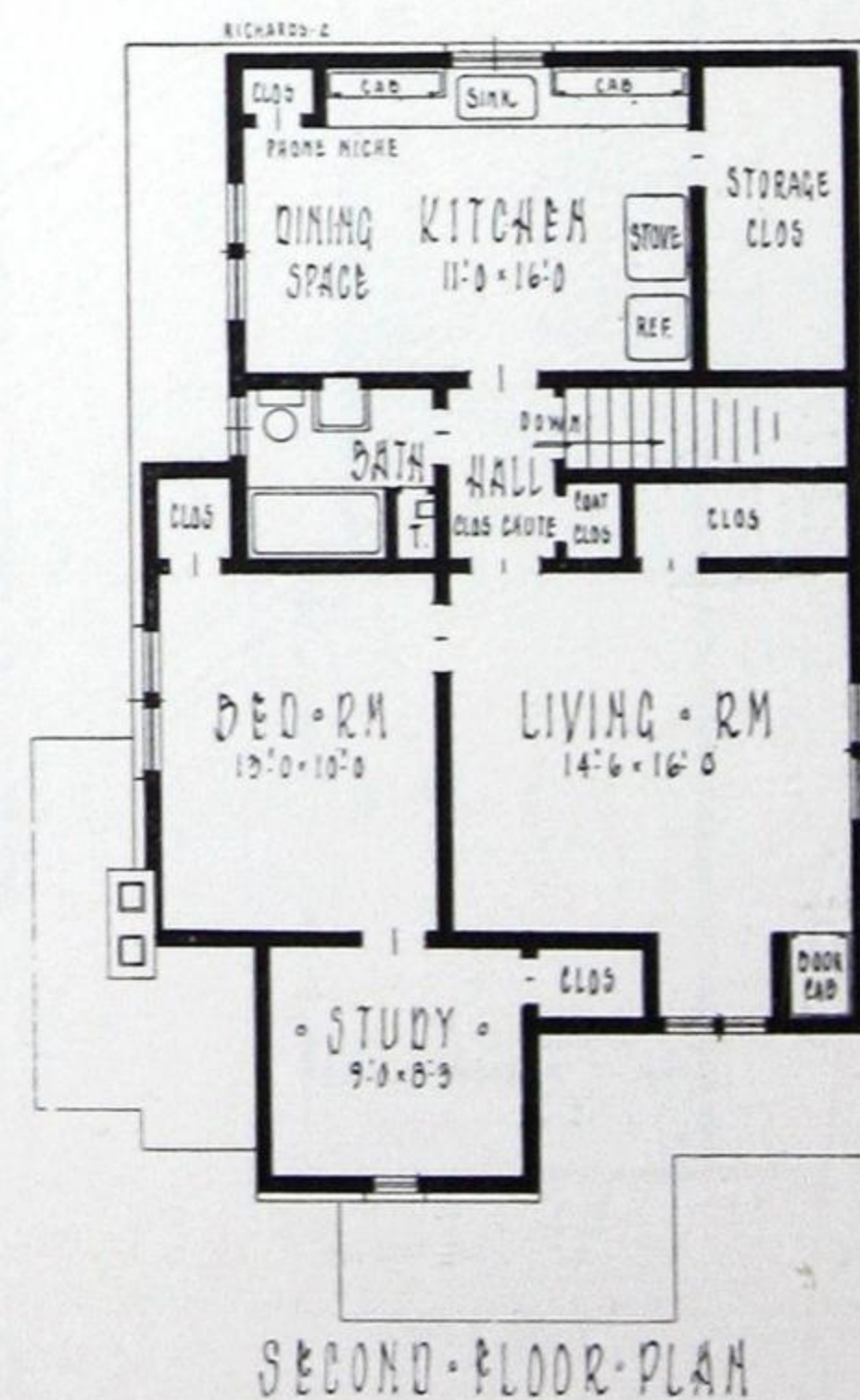
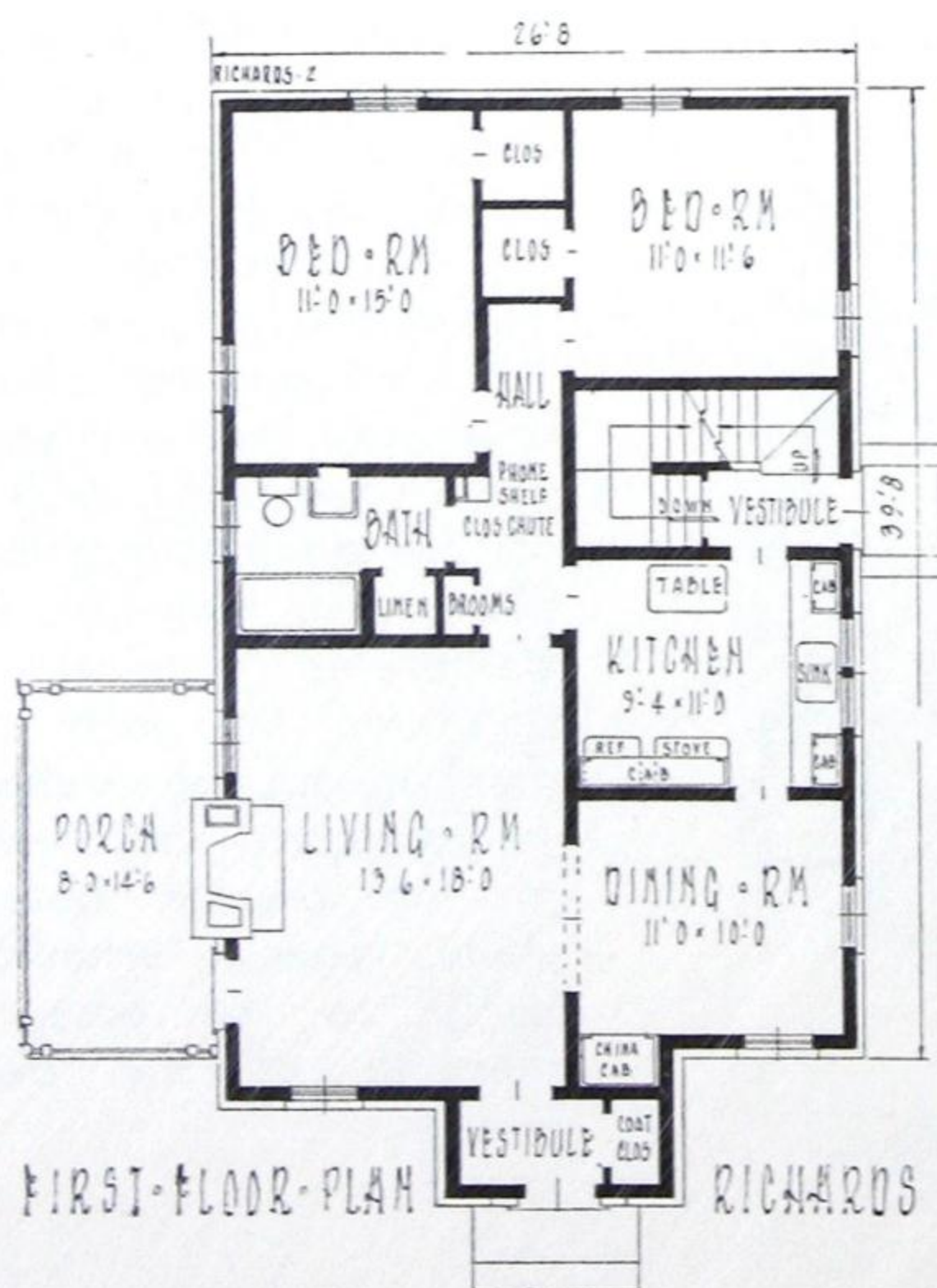
## *The Richards*

NINE ROOMS AND PORCH

1,158 SQUARE FEET

28,500 CUBIC FEET

**AN INCOME** bungalow graciously executed in brick, the photo tells the charm which is the essence of this house. Both the upper and the lower are completely livable; a maximum of privacy is allotted both occupants. The cost is so low, it will actually "pay for itself."



Classification 910-3470



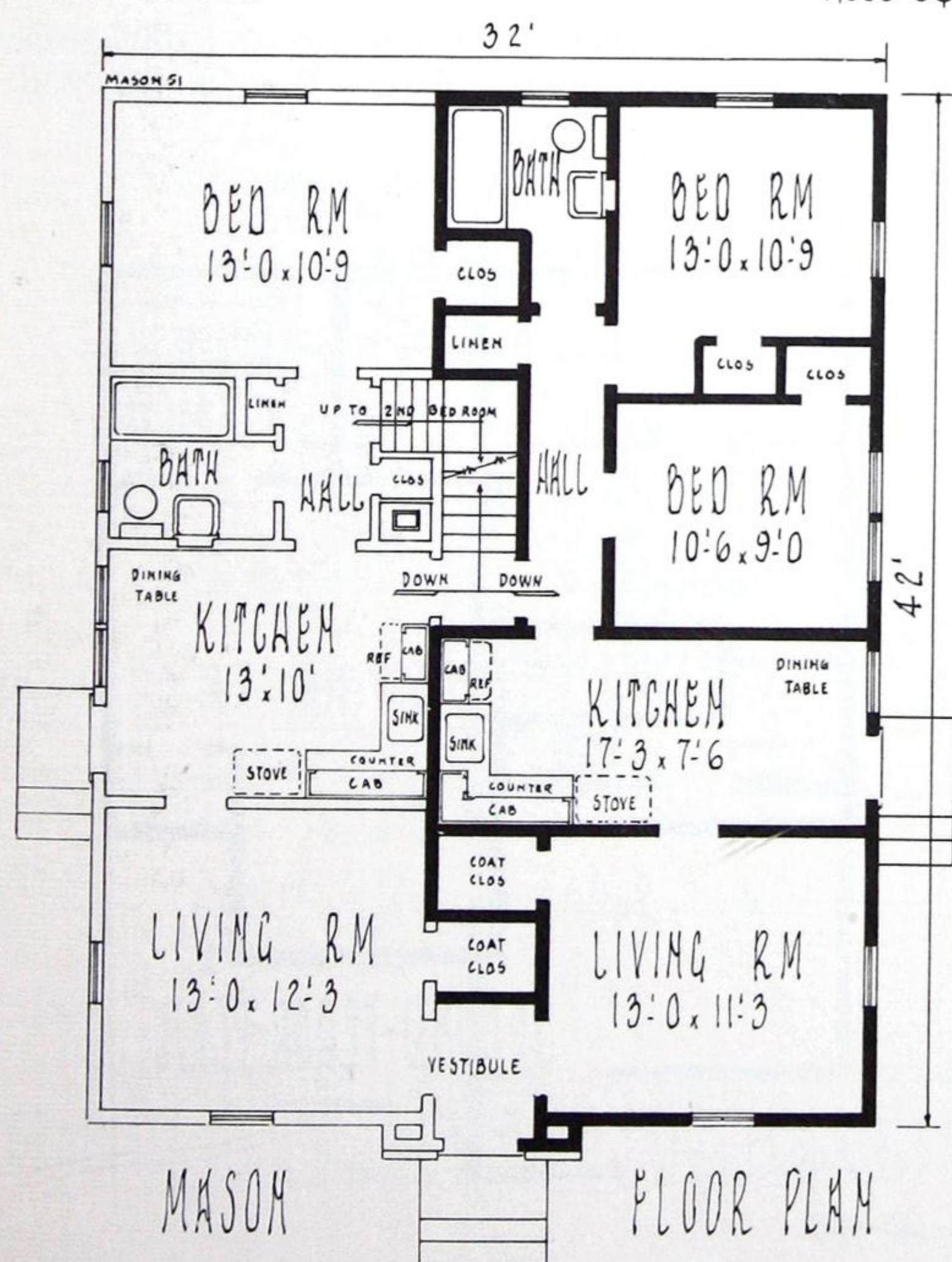


## *The Mason*

EIGHT ROOMS

1,356 SQUARE FEET

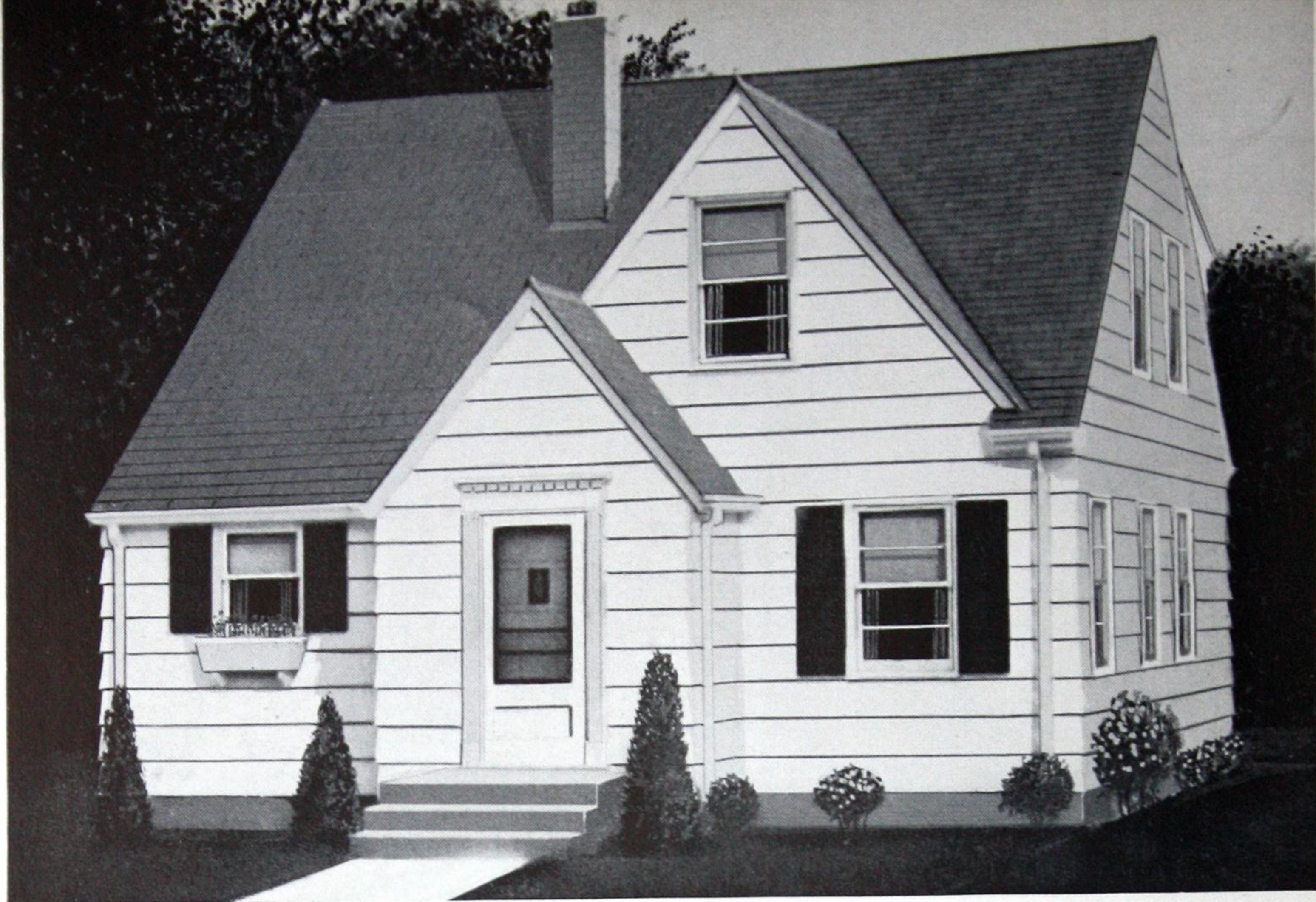
32,480 CUBIC FEET



**G**OOD living and good income are achieved in the planning of this two family home. The Mason has an outward appearance of a single home but offers two bedrooms, bath, combination kitchen and dining area, and a large living room in the right unit. The left unit has living room, kitchen, dining area, bath and one bedroom on the first floor with ample space for one or two bedrooms on the second floor. Each unit has fine closets and the full basement of the Mason, combined with the modern stucco and brick exterior complete this sound investment home.

Classification 183-520





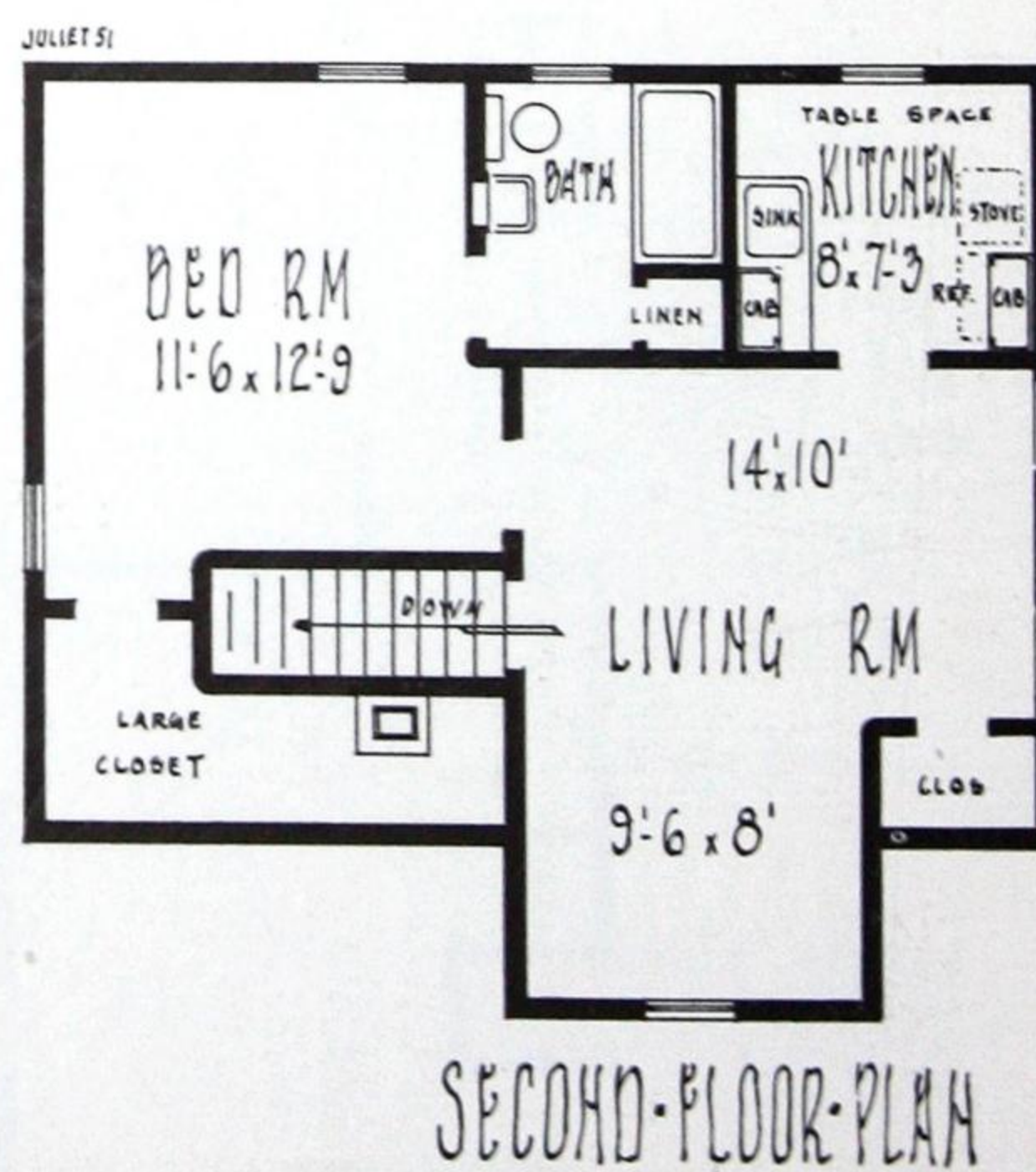
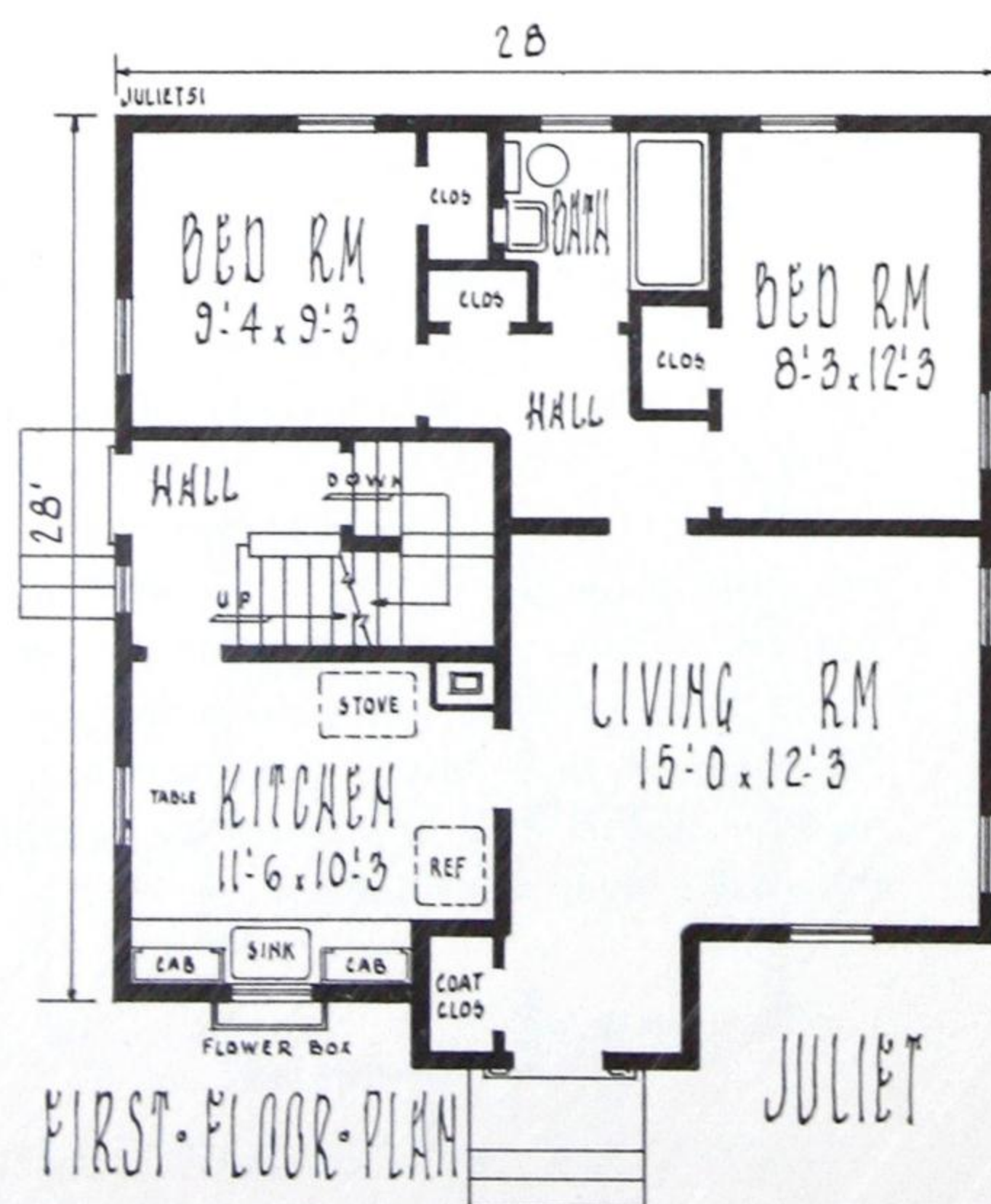
## *The Juliet*

SEVEN ROOMS

784 SQUARE FEET

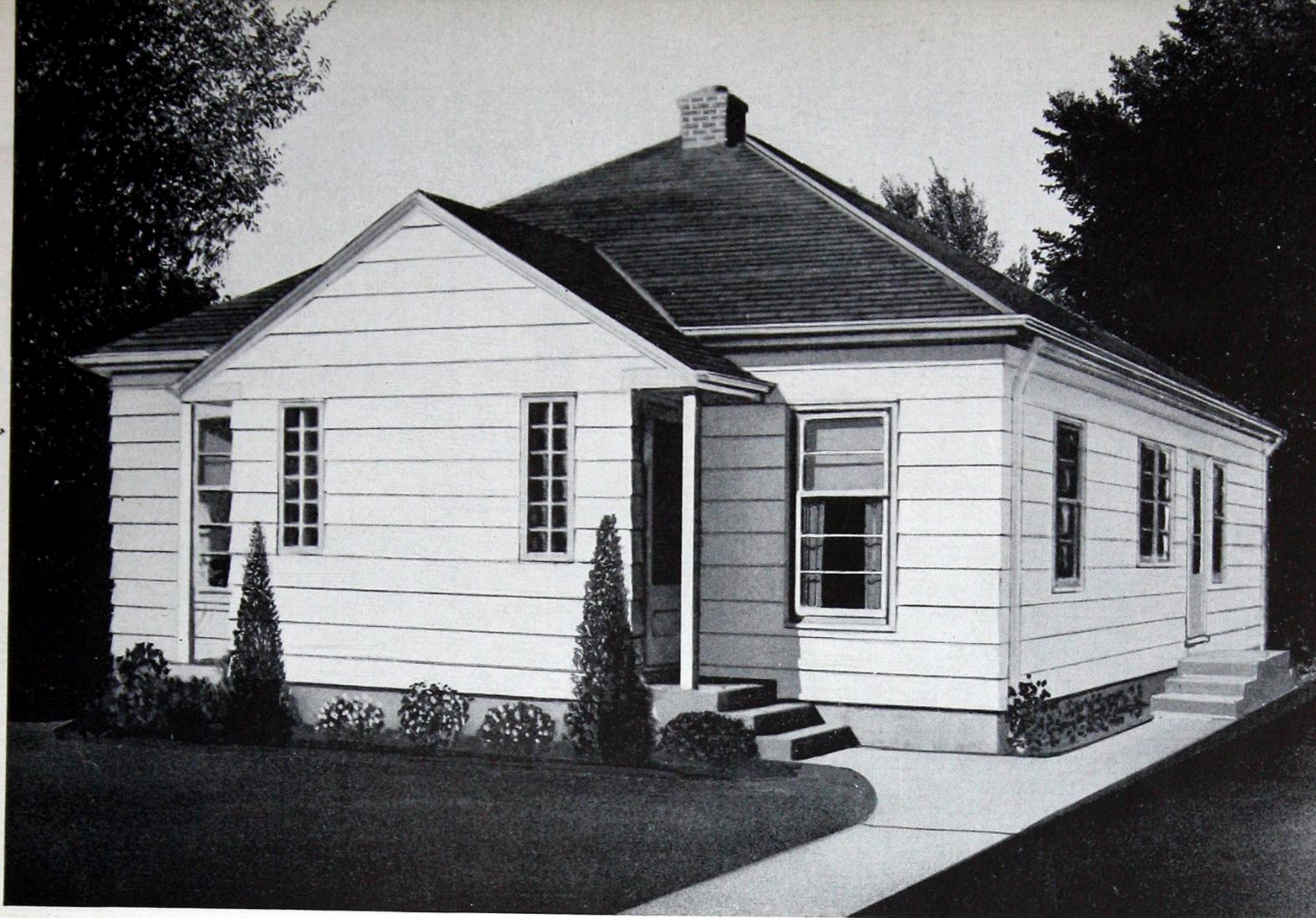
18,540 CUBIC FEET

IN THE JULIET you find a story and a half duplex with a lower two bedroom apartment and an upper one bedroom apartment, each having all the modern conveniences of a larger home. The "Residential Look" of the exterior makes this income home an ideal investment.



Classification 165-840



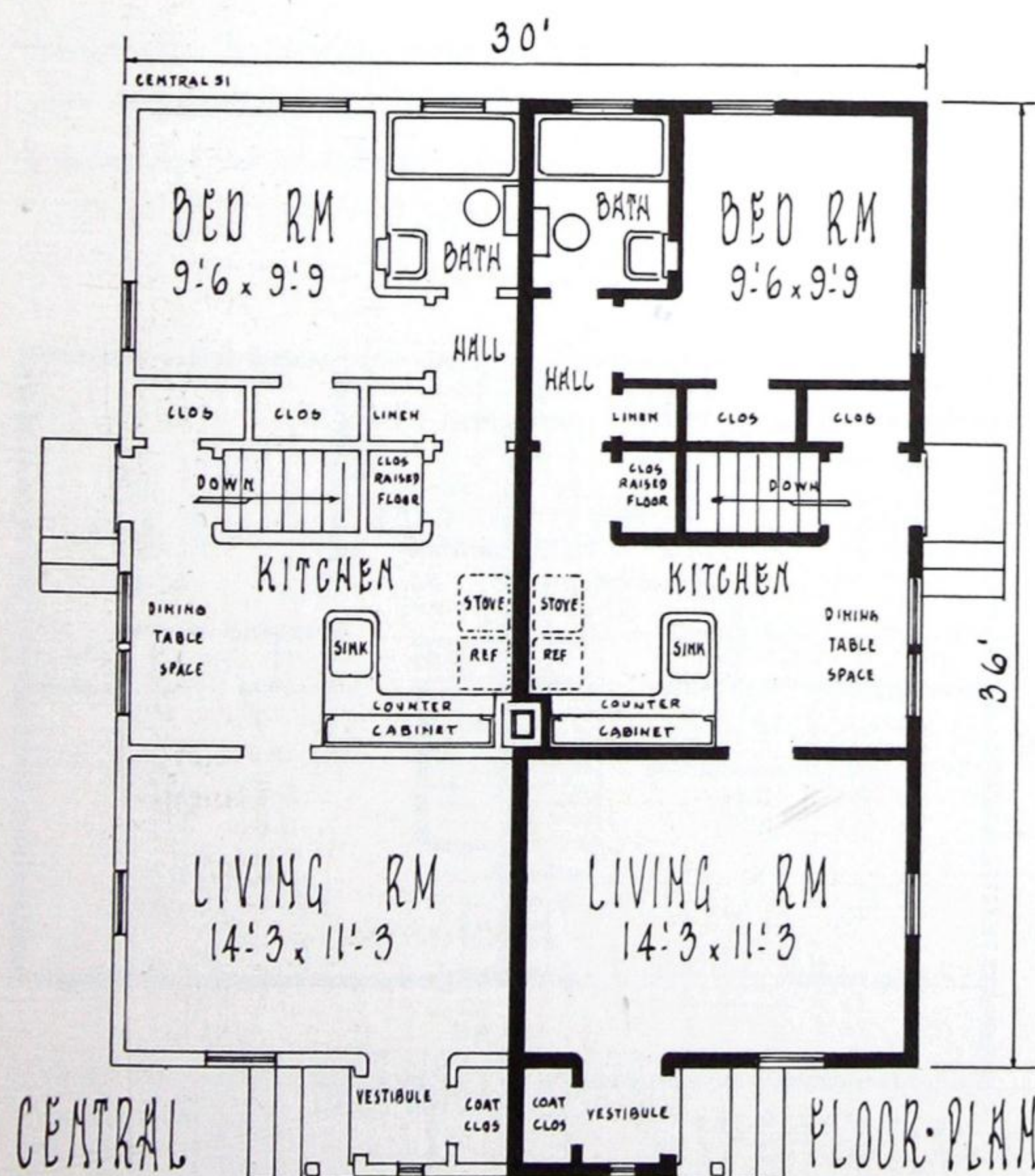


## *The Central*

SIX ROOMS

2,300 SQUARE FEET

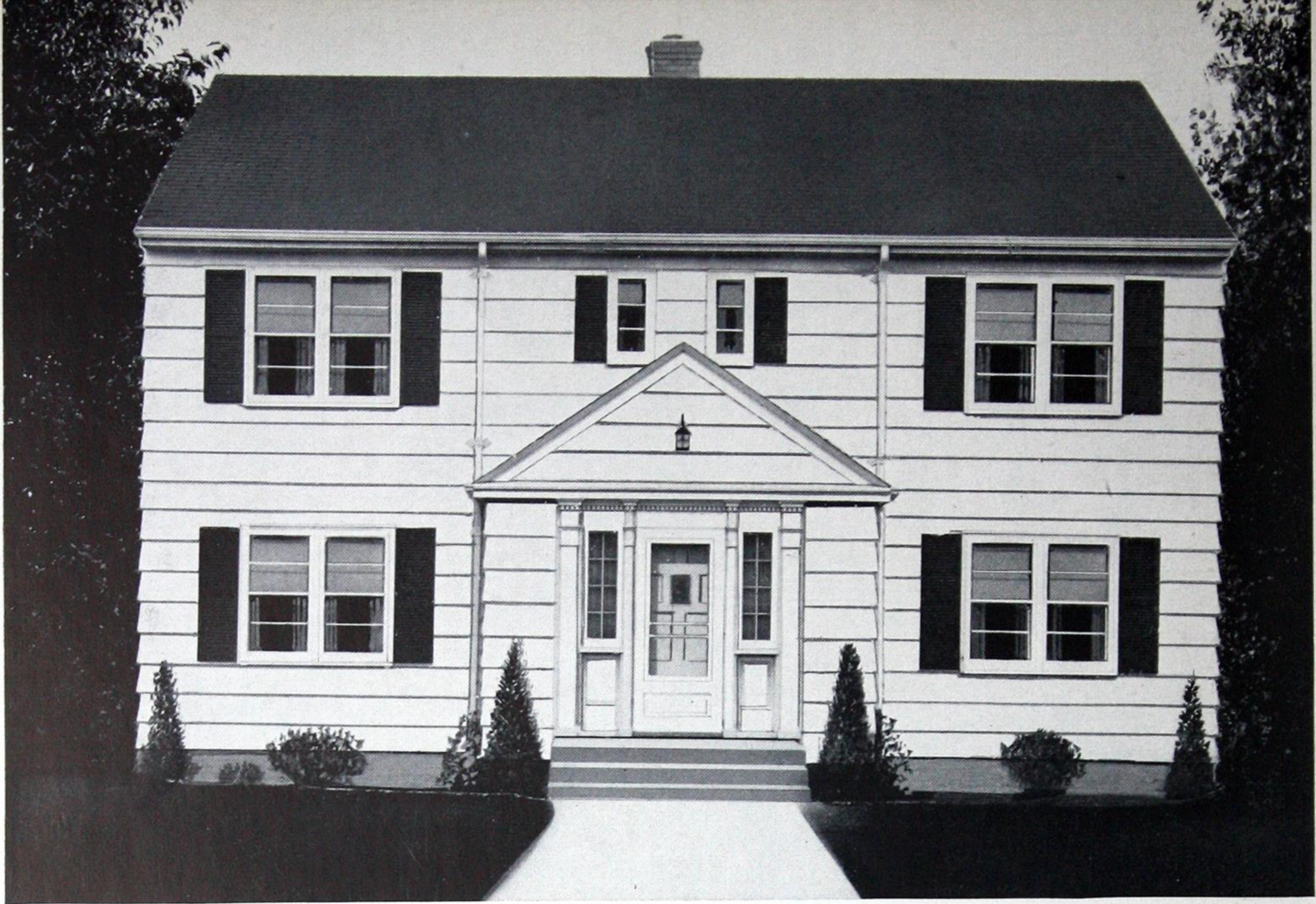
24,670 CUBIC FEET



**N**OTHING has been overlooked in the planning of this economical duplex. Complete privacy is attained by the sound-proofed dividing wall, separate entrances to the living units, each consisting of living room, kitchen and dining area, full bath and bedroom. Private basements and ample closet space are provided. The Central has an attractive exterior and the relatively small foundation assures low construction and maintenance costs, making it an ideal investment in a small two family home.

Classification 157-070





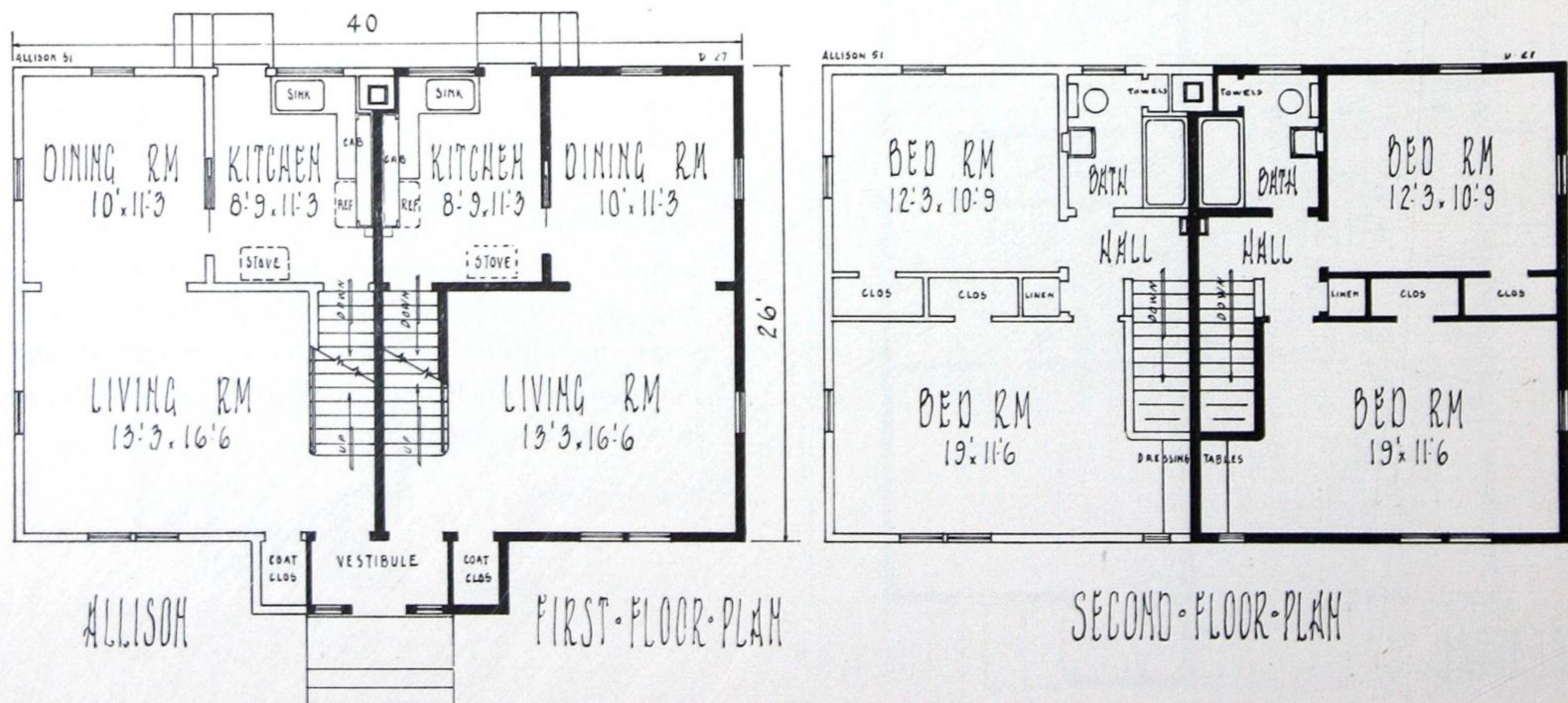
## *The Allison*

TEN ROOMS

1,096 SQUARE FEET

31,200 CUBIC FEET

**E**ACH apartment of this colonial double home has 2 floors thereby eliminating the annoyance of overhead noises. The large living room, dining room, kitchen, two bedrooms and bath are all that is needed for the average family. Spacious closets, separate rear entrances and basements, are other features which make the Allison a comfortable and pleasant home to live in as well as a sound investment.



Classification 192-280





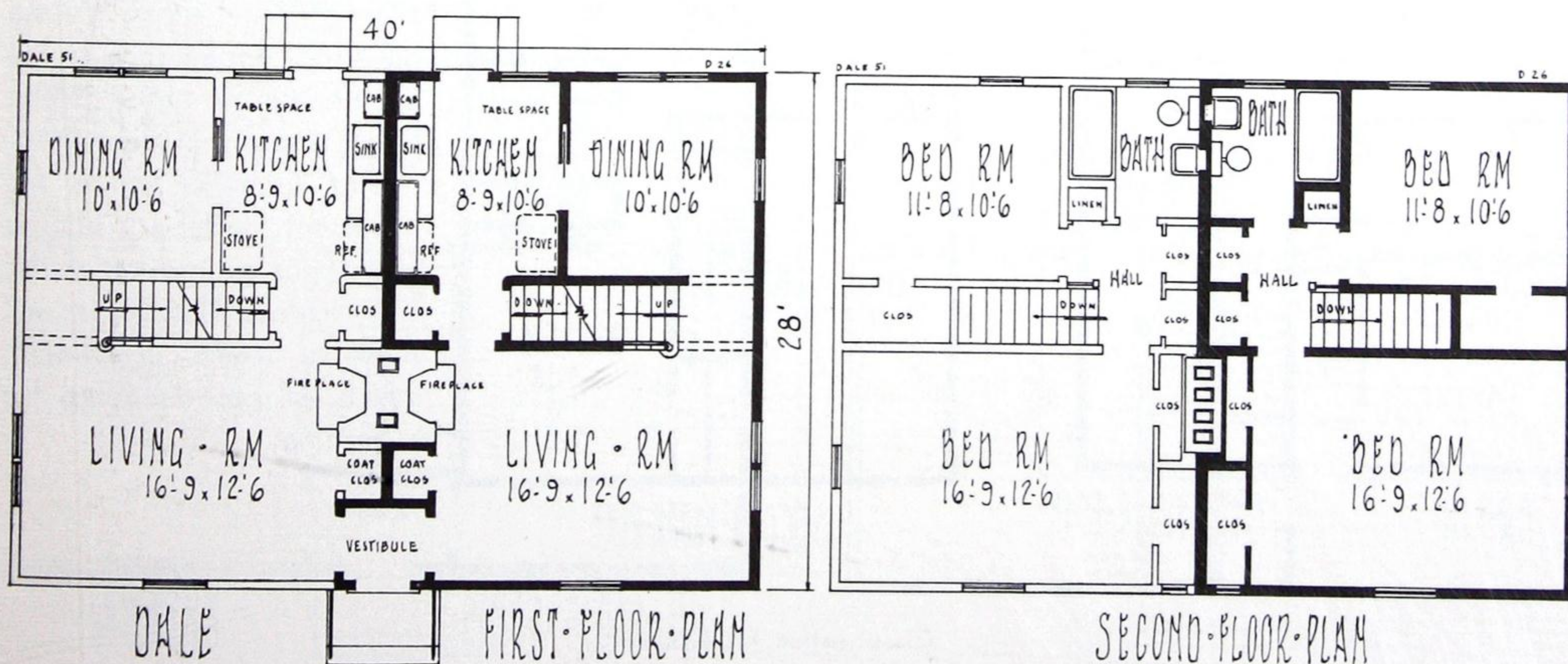
## *The Dale*

TEN ROOMS

1,120 SQUARE FEET

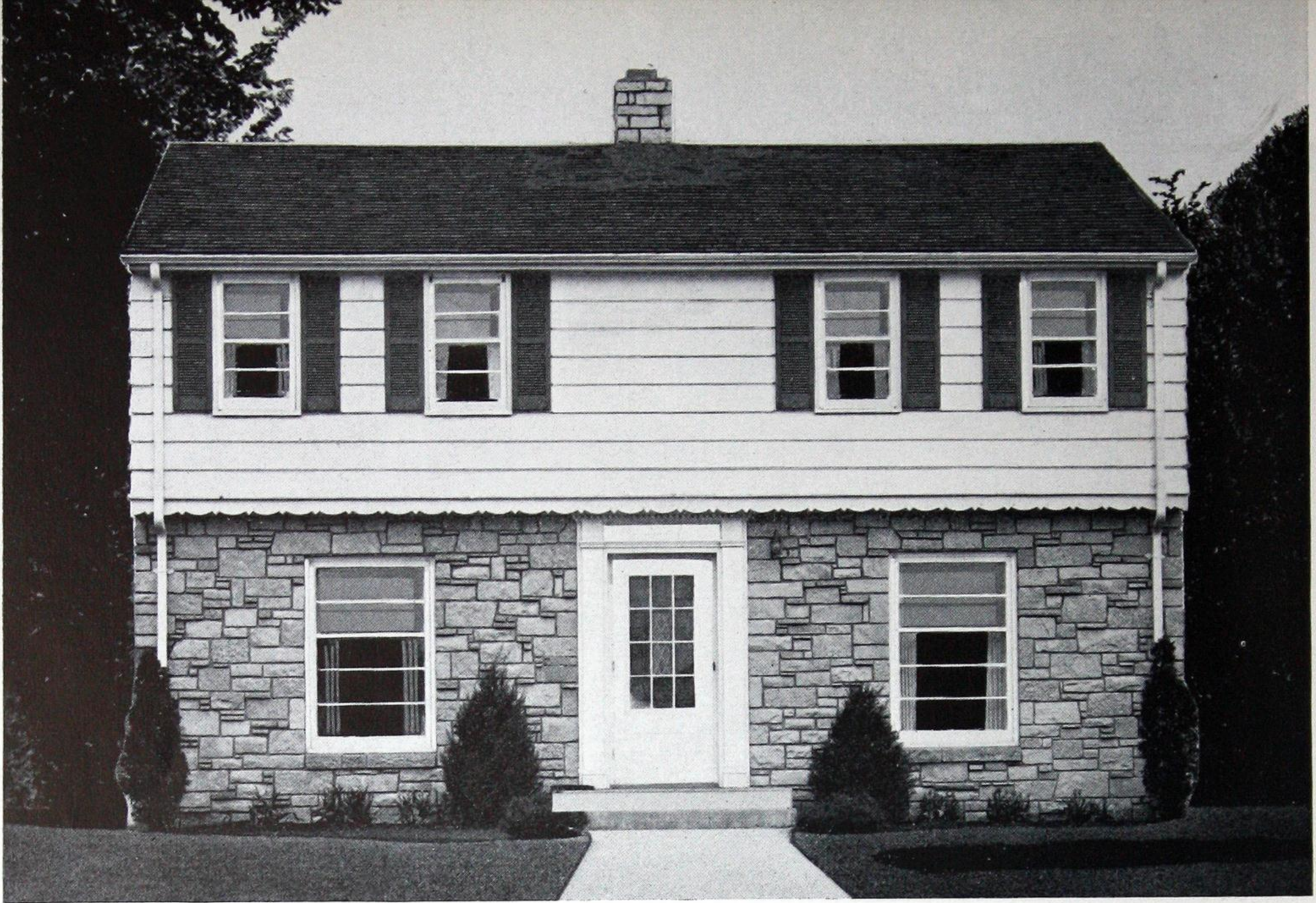
32,480 CUBIC FEET

COLONIAL design provides a very attractive exterior for this duplex. Each unit has a large living room with fireplace, dining room and kitchen on the first floor and two bedrooms and bath on the second floor. The abundance of closets will appeal to the housewife who "never has enough closet space." The full basement is divided and has a separate stair from each unit. The Dale lacks nothing as a well planned, comfortable home with a rental unit.



Classification 197-400



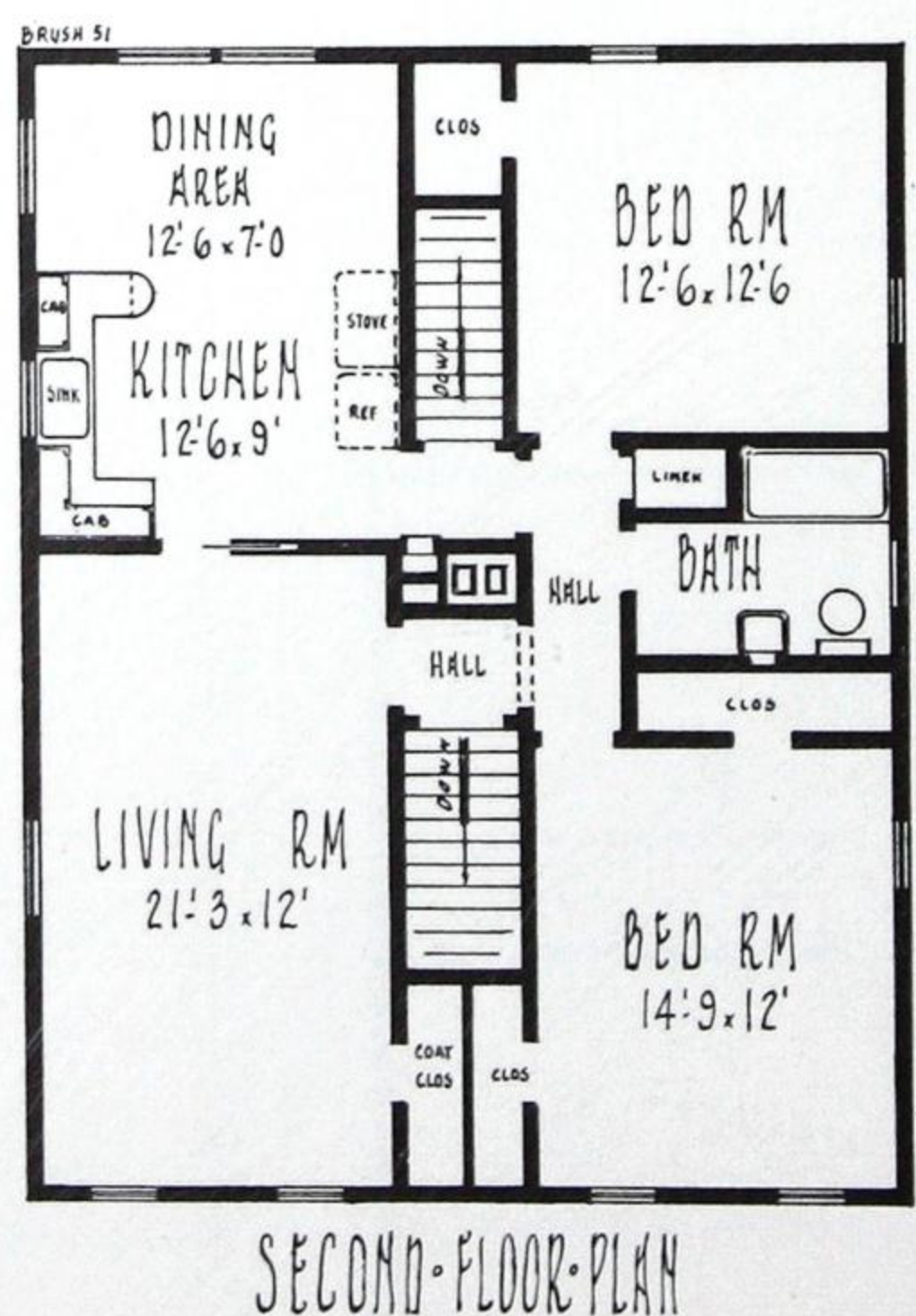
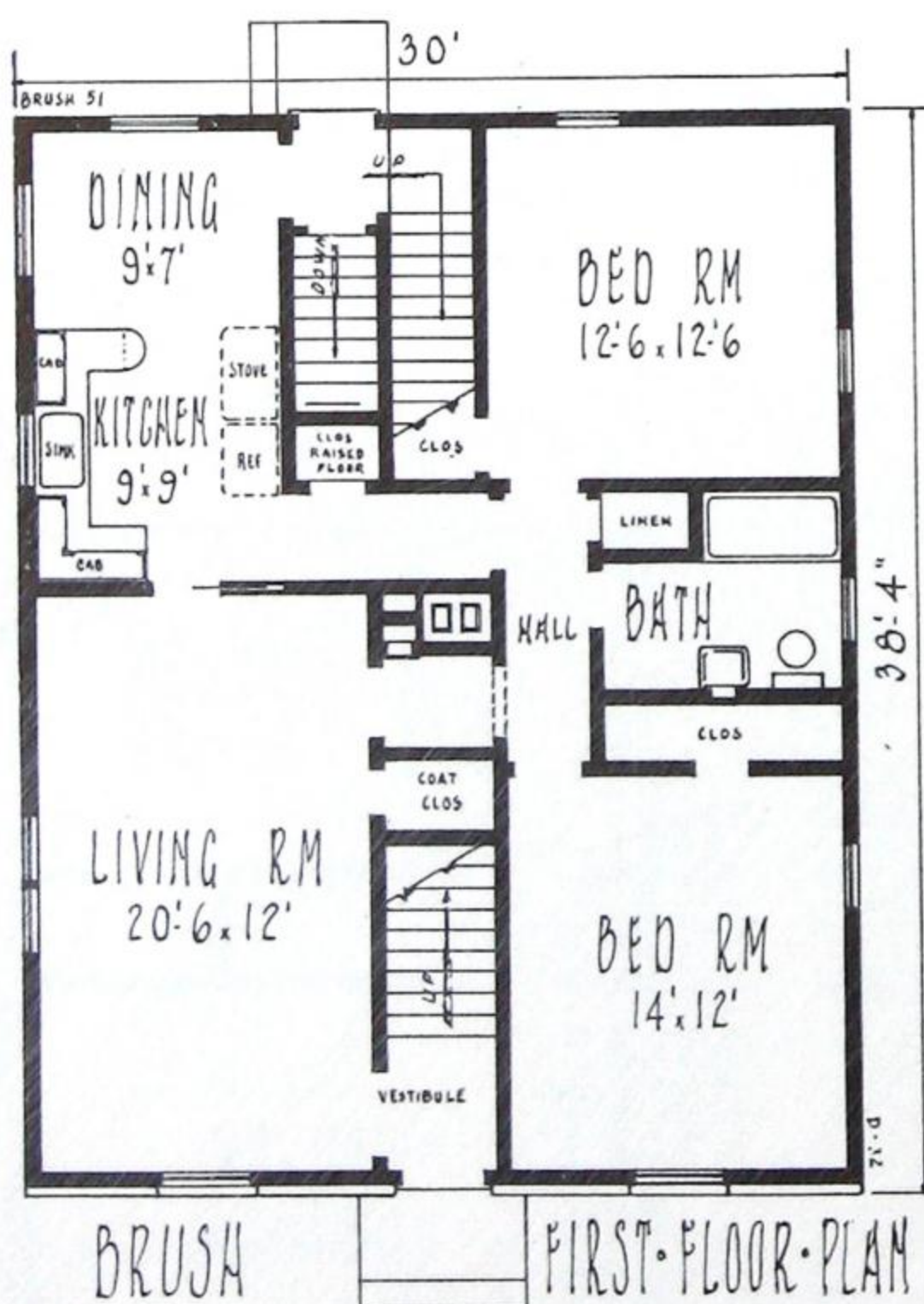


## *The Brush*

EIGHT ROOMS

1,170 SQUARE FEET

32,750 CUBIC FEET



THIS two story colonial has a two bedroom apartment on each floor. The stone and horizontal siding gives a delightful appearance to the exterior of the house. With large closets, modern step-saving kitchens, and a full basement, nothing is lacking in exterior or interior of this fine duplex. This duplex will make a sound investment, which will pay dividends for a lifetime.

Classification 110-2330





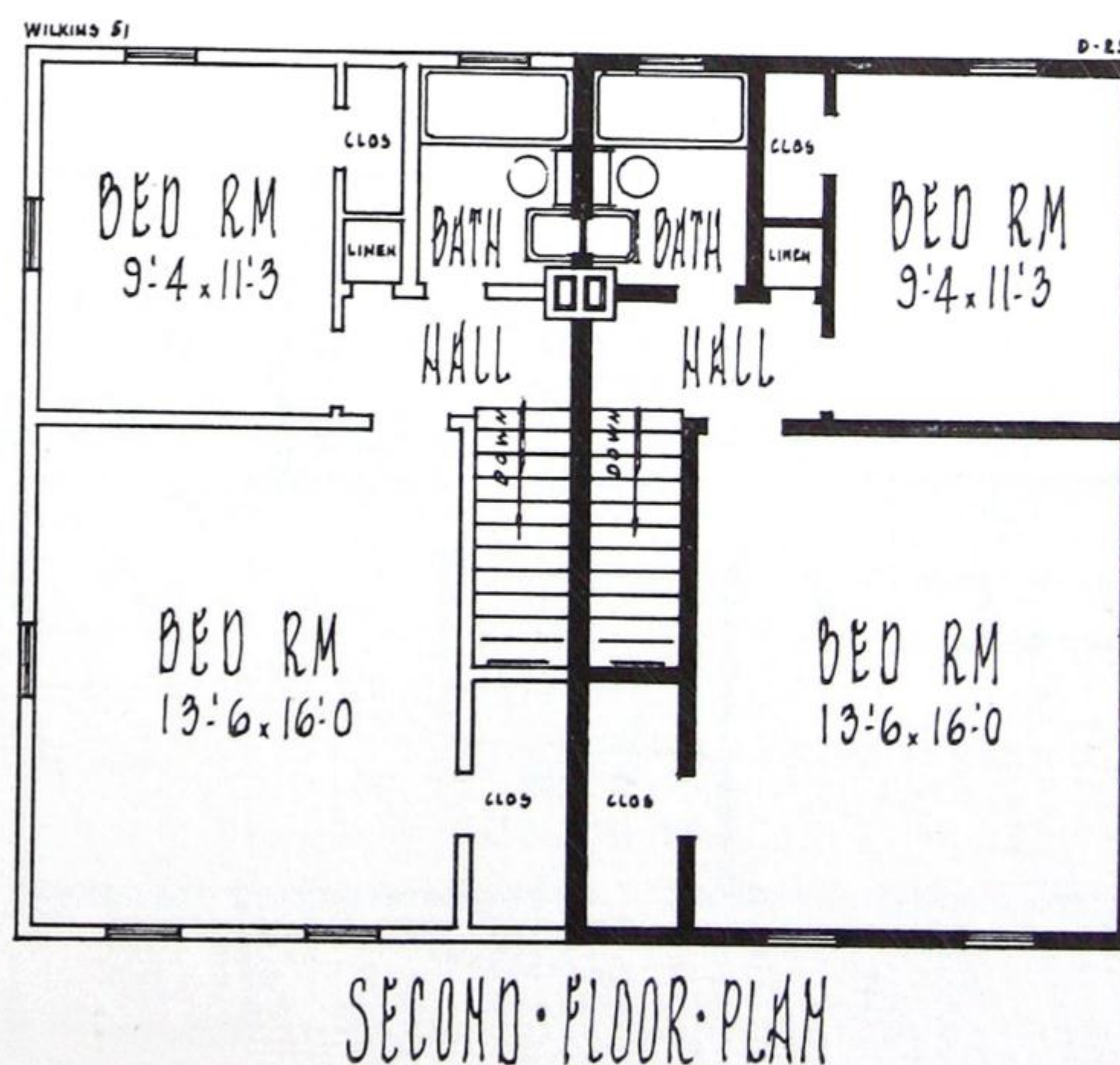
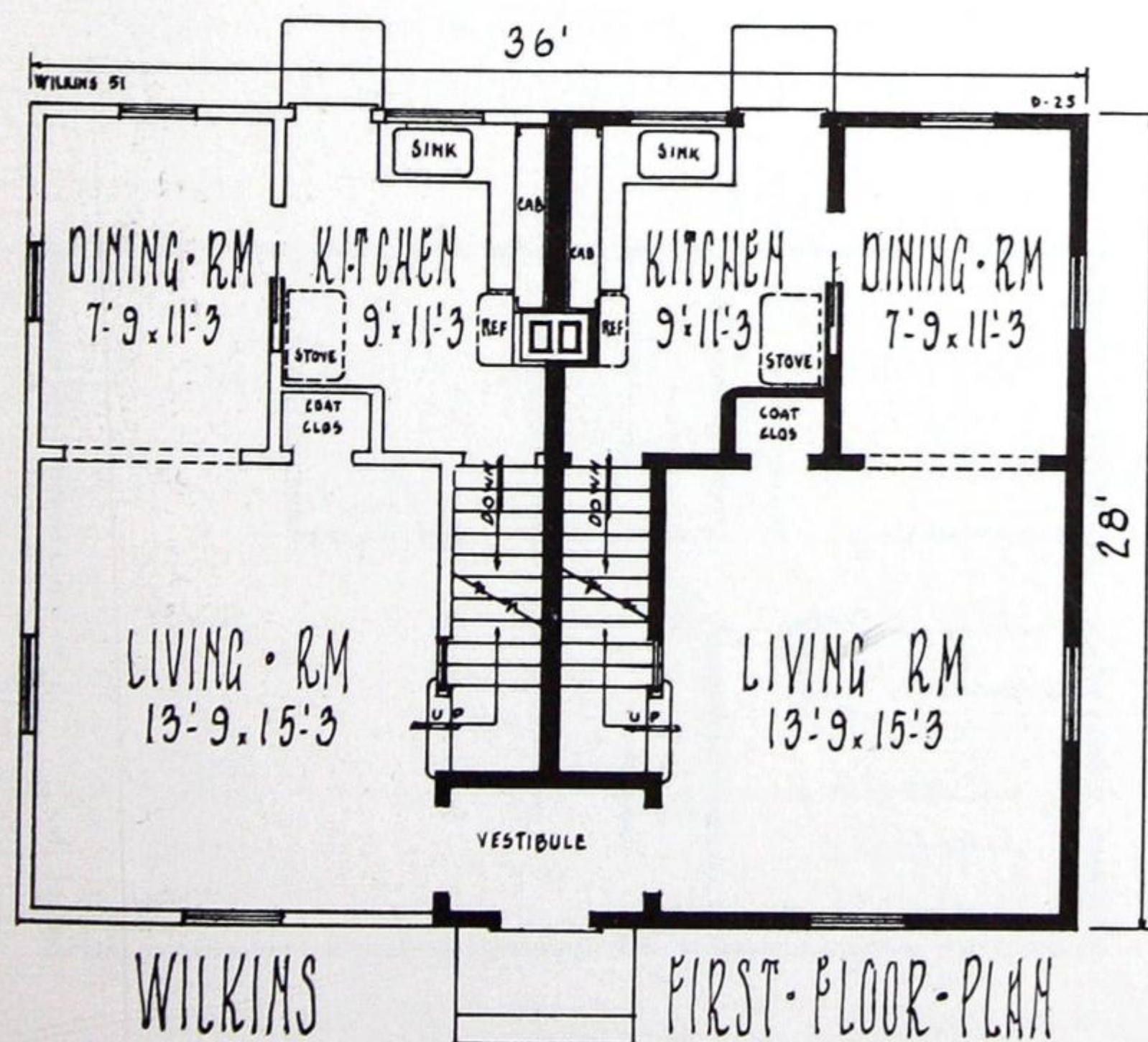
## *The Wilkins*

TEN ROOMS

1,044 SQUARE FEET

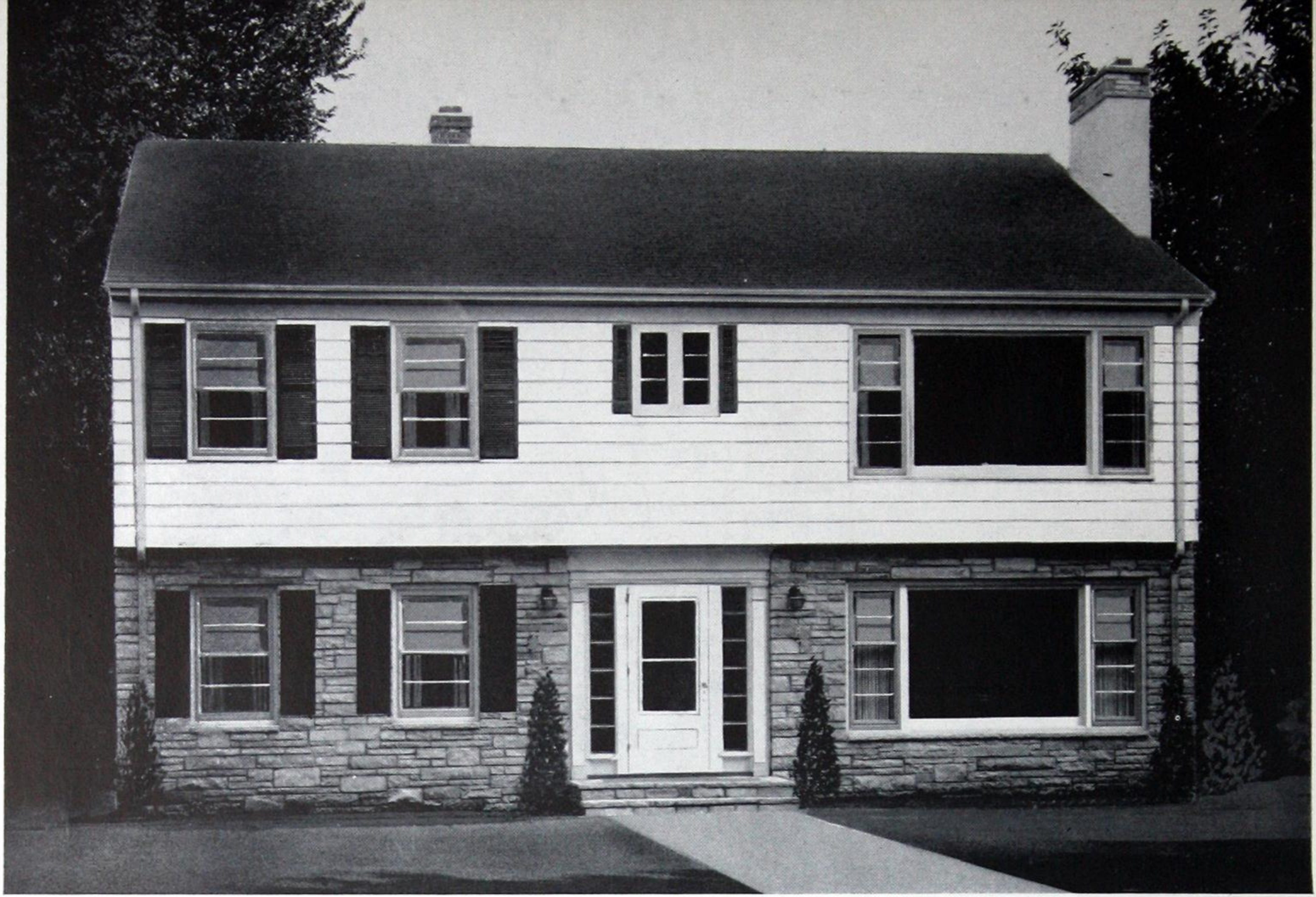
30,270 CUBIC FEET

**T**HE WILKINS is a colonial style duplex planned to accommodate two average sized families. The units, each consisting of living room, dining room, and kitchen on the first floor, and two bedrooms and bath on the second floor, are entirely separate from one another. In utilizing all space none of the comforts of a modern home have been sacrificed. You will be proud to own this income home.



Classification 189-410





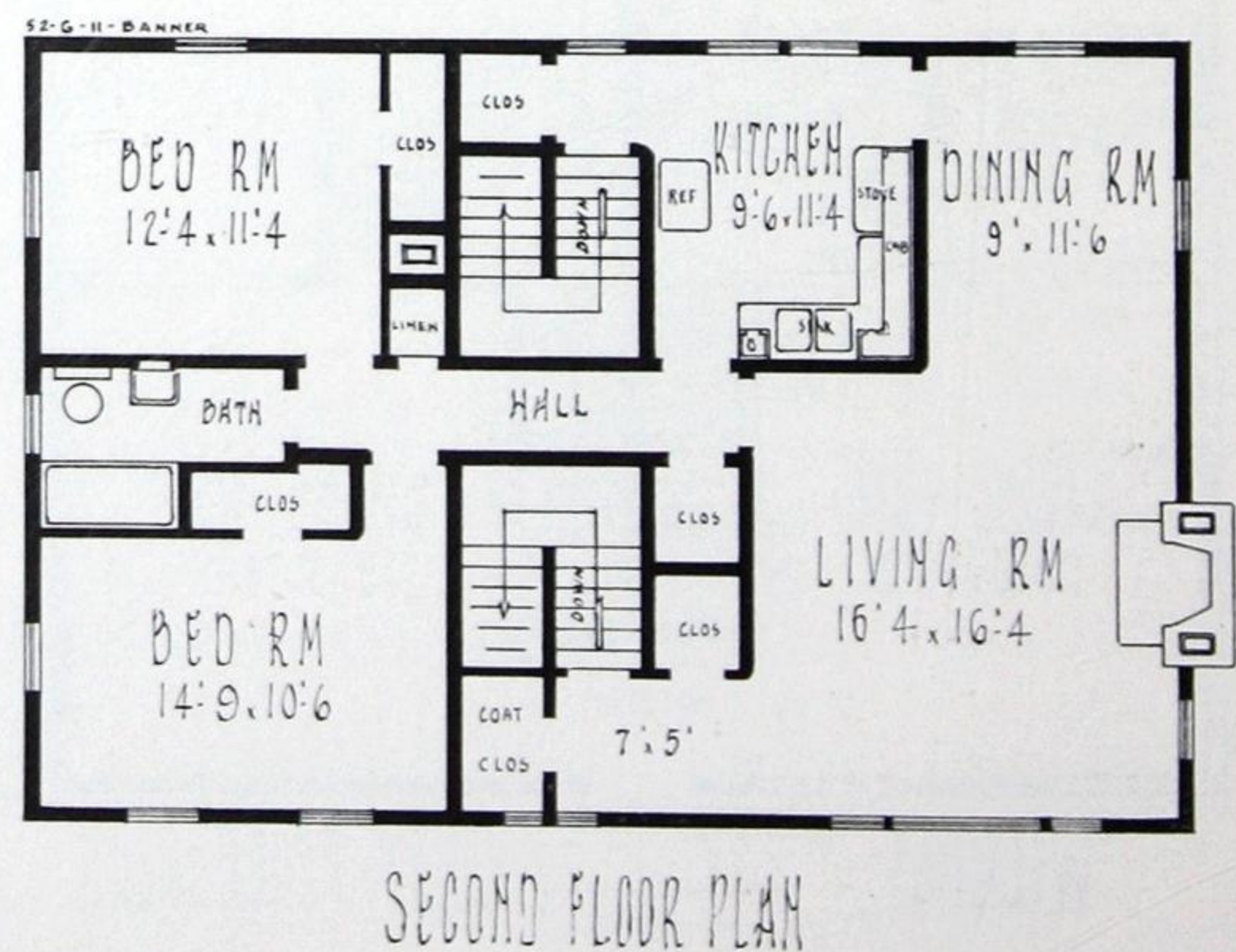
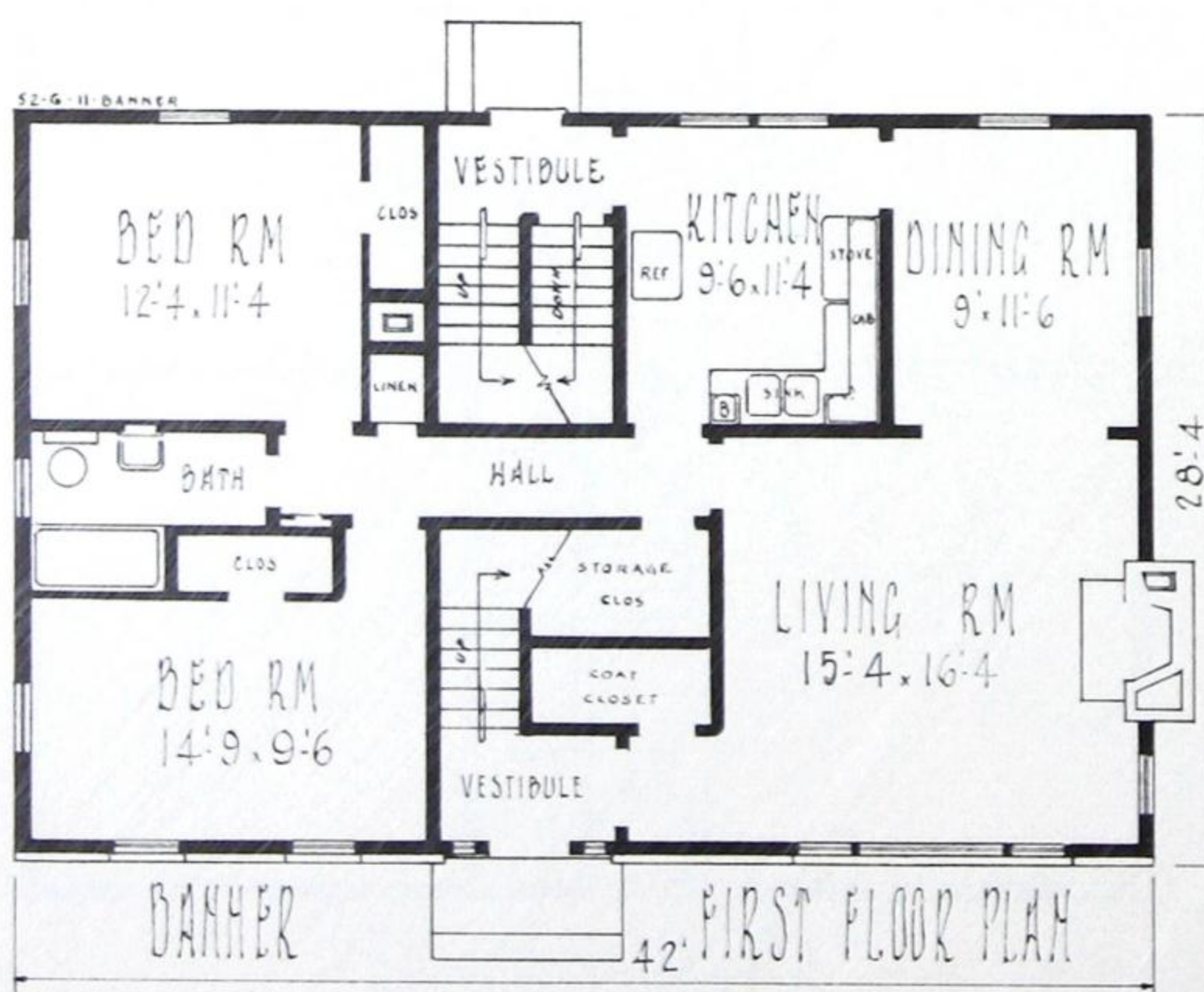
## *The Banner*

TEN ROOMS

1,218 SQUARE FEET

34,500 CUBIC FEET

THE pleasing appearance of this duplex was achieved by a combination of stone and wide siding. Each floor has five large rooms including two bedrooms, a large living room, dining room and kitchen. Large closets have been provided for each of the bedrooms and there is a linen closet conveniently close to the bedrooms and bath. There are additional storage closets on each floor and in the basement is found a laundry for each apartment. The central hall is accessible from every room in each apartment. Altogether, this duplex will make two very appealing living units and at the same time, a good investment.



Classification 214-0630



## WHY HOME OWNERSHIP?

Home ownership has always been the best investment for the average family. At the end of a given period of time, it is possible to have a clear title to a piece of property which will always have a market value. Because of the fact that building costs are steadily moving upward, there is no better time to build than the present.

The first step in the ownership of a home, after the lot has been decided upon, is the selection of a good plan. You will find many attractive and economical homes in this book that will fit your needs and requirements. It is important that your home should have (1) beauty of design (2) good room arrangement (3) economy of space and (4) low cost of upkeep.

In conformance with present demands of prospective home builders, as ascertained in national surveys, many of the homes in this book show the modern improvements that are demanded. The fundamentals of good design and planning have not been overlooked.

The amount of money available and construction costs will largely determine the size of the home and the number of new conveniences that may be included in the plan. Information on financing and home building costs can be secured from us, your lumber dealer. Remember, it is better to pay on a home of your own than to pay rent.

## A WORD ABOUT G I LOANS

The Servicemen's Readjustment Act (commonly called the "G.I." Bill of Rights) includes provisions for the most extensive home procurement program on record. It gives the serviceman the most economical home financing plan ever offered anyone. Servicemen are urged to contact their local dealer, lending agency or the nearest office of the Veteran's Administration for complete details.

## APPROXIMATE COSTS:

The price of a house varies in different parts of the country, depending on local conditions and the kind of materials used.

Every home in this book has a "Classification Number" from which the approximate cost of that home, exclusive of the lot and the garage (if detached) can be determined, as:

Classification 161-171

To arrive at the total construction cost, drop the first and last numbers. You then have 6117 which is the list price of that home in dollars. Your Lumber Dealer can give you the percentage to add to this list price for this community, as well as other valuable cost information.

## FINANCING

How should you go about financing your home? In the first place, you should know what price you can afford to pay for a home and how much you can comfortably pay each month in paying for it. The most advantageous plan for home financing provides for monthly payments on principal and interest over a given period of time, from 10 to 25 years. This is a painless, sensible way to pay for a home in easy installments just like rent, and in some cases actually cheaper than rent.

The following charts have been designed to eliminate the necessity of calculations in determining the equal monthly payment necessary to pay off a loan of a given size. The interest rate in Schedule A is 4½%, the interest rate in Schedule B is 5%, and for terms from 10 to 25 years. The payment shown in the schedules is the minimum uniform payment necessary to pay off the loan completely within the stipulated time. For information on 30 year financing, we invite your inquiry.

## MONTHLY PAYMENT SCHEDULES

Showing monthly payment of interest and principal required to pay off a loan completely within a given number of years.

| SCHEDULE A — 4½% INTEREST |   |                  |                  |                  |
|---------------------------|---|------------------|------------------|------------------|
| Amount of Mortgage        | MONTHLY PAYMENTS Including Principal and Interest |                  |                  |                  |
|                           | 10 Year Mortgage                                  | 15 Year Mortgage | 20 Year Mortgage | 25 Year Mortgage |
| \$ 1,000                  | \$ 10.37  | \$ 7.65          | \$ 6.33          | \$ 5.56          |
| \$ 1,500                  | \$ 15.55  | \$ 11.48         | \$ 9.49          | \$ 8.34          |
| \$ 2,000                  | \$ 20.73  | \$ 15.30         | \$ 12.66         | \$ 11.12         |
| \$ 2,500                  | \$ 25.91  | \$ 19.13         | \$ 15.82         | \$ 13.90         |
| \$ 3,000                  | \$ 31.10  | \$ 22.95         | \$ 18.98         | \$ 16.68         |
| \$ 3,500                  | \$ 36.28  | \$ 26.78         | \$ 22.15         | \$ 19.46         |
| \$ 4,000                  | \$ 41.46  | \$ 30.60         | \$ 25.31         | \$ 22.24         |
| \$ 4,500                  | \$ 46.64  | \$ 34.43         | \$ 28.47         | \$ 25.02         |
| \$ 5,000                  | \$ 51.82  | \$ 38.25         | \$ 31.64         | \$ 27.80         |
| \$ 5,500                  | \$ 57.01  | \$ 42.08         | \$ 34.80         | \$ 30.58         |
| \$ 6,000                  | \$ 62.19  | \$ 45.90         | \$ 37.96         | \$ 33.35         |
| \$ 6,500                  | \$ 67.37  | \$ 49.73         | \$ 41.13         | \$ 36.13         |
| \$ 7,000                  | \$ 72.55  | \$ 53.55         | \$ 44.29         | \$ 38.91         |
| \$ 7,500                  | \$ 77.73  | \$ 57.38         | \$ 47.45         | \$ 41.69         |
| \$ 8,000                  | \$ 82.92  | \$ 61.20         | \$ 50.62         | \$ 44.47         |
| \$ 8,500                  | \$ 88.10  | \$ 65.03         | \$ 53.78         | \$ 47.25         |
| \$ 9,000                  | \$ 93.28  | \$ 68.85         | \$ 56.94         | \$ 50.03         |
| \$ 9,500                  | \$ 98.46  | \$ 72.68         | \$ 60.11         | \$ 52.81         |
| \$10,000                  | \$103.64  | \$76.50          | \$63.27          | \$55.59          |

| SCHEDULE B — 5% INTEREST |   |                  |                  |                  |
|--------------------------|---|------------------|------------------|------------------|
| Amount of Mortgage       | MONTHLY PAYMENTS Including Principal and Interest |                  |                  |                  |
|                          | 10 Year Mortgage                                  | 15 Year Mortgage | 20 Year Mortgage | 25 Year Mortgage |
| \$ 1,000                 | \$ 10.61  | \$ 7.91          | \$ 6.60          | \$ 5.85          |
| \$ 1,500                 | \$ 15.91  | \$ 11.87         | \$ 9.90          | \$ 8.77          |
| \$ 2,000                 | \$ 21.22  | \$ 15.82         | \$ 13.20         | \$ 11.70         |
| \$ 2,500                 | \$ 26.52  | \$ 19.77         | \$ 16.50         | \$ 14.62         |
| \$ 3,000                 | \$ 31.82  | \$ 23.73         | \$ 19.80         | \$ 17.54         |
| \$ 3,500                 | \$ 37.13  | \$ 27.68         | \$ 23.10         | \$ 20.47         |
| \$ 4,000                 | \$ 42.43  | \$ 31.64         | \$ 26.40         | \$ 23.39         |
| \$ 4,500                 | \$ 47.73  | \$ 35.59         | \$ 29.70         | \$ 26.31         |
| \$ 5,000                 | \$ 53.04  | \$ 39.54         | \$ 33.00         | \$ 29.23         |
| \$ 5,500                 | \$ 58.34  | \$ 43.50         | \$ 36.30         | \$ 32.16         |
| \$ 6,000                 | \$ 63.64  | \$ 47.45         | \$ 39.60         | \$ 35.08         |
| \$ 6,500                 | \$ 68.95  | \$ 51.41         | \$ 42.90         | \$ 38.00         |
| \$ 7,000                 | \$ 74.25  | \$ 55.36         | \$ 46.20         | \$ 40.93         |
| \$ 7,500                 | \$ 79.55  | \$ 59.31         | \$ 49.50         | \$ 43.85         |
| \$ 8,000                 | \$ 84.86  | \$ 63.27         | \$ 52.80         | \$ 46.77         |
| \$ 8,500                 | \$ 90.16  | \$ 67.22         | \$ 56.10         | \$ 49.70         |
| \$ 9,000                 | \$ 95.46  | \$ 71.18         | \$ 59.40         | \$ 52.62         |
| \$ 9,500                 | \$100.77  | \$75.13          | \$62.70          | \$55.54          |
| \$10,000                 | \$106.07  | \$79.08          | \$66.00          | \$58.46          |

NOTE: The above payments do not include real estate taxes or fire insurance premiums. Allowances should be made for those items.

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